

FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date : 29/07/2017

Skywards Kanakraj Developer,

Corporate office: 311, B wing, Pride Silicon Plaza, Near Chaturshrungi Temple, Senapati Bapat Road, Pune - 411016

Subject : Certificate of Cost Incurred for Development of Riviera Valentina for Construction of One building situated on the Plot bearing Survey No. 71/1 demarcated by its boundaries S. no. 71/6 to the North, Sus – Baner Road to the South, S. no. 71/2 to the East and S. no. 70 to the West of Division Pune Village Baner Taluka Haveli District Pune PIN 411007 Admeasuring 1800 sq. mts. area being developed by Skywards Kanakraj Developer
Ref: MahaRERA Registration Number

Sir,

I, Rahul Nahata, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being One Building of Riviera Valentina situated on the plot bearing Survey No. 71/1 demarcated by its boundaries S. no. 71/6 to the North, Sus – Baner Road to the South, S. no. 71/2 to the East and S. no. 70 to the West of Division Pune Village Baner Taluka Haveli District Pune PIN 411007 Admeasuring 1800 sq. mts. area being developed by Skywards Kanakraj Developer.

1. Following technical professionals are appointed by Owner / Promoter :—

- (i) M/s Karnawat & Associates as Architect;
- (ii) Shri. Sandeep Kulkarni as Structural Consultant;
- (iii) M/s Vishwa Consultants as MEP Consultant

2. I have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. My estimated cost calculations are based on the Drawings/plans made available to me for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by me, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by me.

3. We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs. 11,40,00,000/- (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building from the Pune Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 4,08,71,916/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building of the subject project to obtain Occupation Certificate / Completion Certificate from Pune Municipal Corporation (planning Authority) is estimated at Rs. 7,31,28,084/- (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

Building called Riviera Valentina

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building as on 29/07/2017 date of Registration is	Rs. 10,66,00,000/-
2	Cost incurred as on 29/07/2017 (based on the Estimated cost)	Rs. 4,08,71,916/-
3	Work done in Percentage (as Percentage of the estimated cost)	38.34 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6,57,28,084/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	-

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 29/07/2017 date of Registration is	Rs. 74,00,000/-
(1)	(2)	(3)
2	Cost incurred as on (based on the Estimated cost).	-
3	Work done in Percentage (as Percentage of the estimated cost).	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 74,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A).	-



Yours Faithfully,
Signature of Engin