

MR. RAHUL BHAUSAHEB ITHAPE

PROJECT INCHARGE

Address:- Flat No. 201, Mangalmurty

Society, Kharadi bypass, Kharadi,

Pune-411014

Date: 12/10/2021

FORM-2
ENGINEER'S CERTIFICATE

To

The Karan Venkateshwara Associates

501, Karan Tej Bonita,

Off Ghole Road, Shivajinagar, Pune 411005,

Subject: Certificate of Cost Incurred for Development of ATHENA for Construction of two building(s) A and B (MahaRERA Registration Number-P 52100004030) situated on the land bearing S.NO.59/1,59/2,59/3 , demarcated by its boundaries (latitude **18.5527** and longitude **73.9208** of the end points) –GARDEN to the North, –Part S.No. 59/1,2,3 to the South. – Sainath Nagar-to the East–30m. road to the West Taluka-Haveli, District: Pune, PIN- 411014 which is Admeasuring 1244.54 sq.mts. area being developed by The Karan Venkateshwara Associates.

Ref: MahaRERA Registration NumberP 52100004030

Sir,

I, RAHUL BHAUSAHEB ITHAPE undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, two building(s) A and B (MahaRERA Reg. noP 52100004030) situated on the Plot bearing S.No.59/1,2,3, , demarcated by its boundaries (latitude –**18.5527** and

longitude – **73.9208** of the end points) –GARDEN to the North, –Part S.No. 59/1,2,3 to the South. –Sainath Nagar-to the East–30m. Road to the West Taluka-Haveli, District: Pune, PIN- 411014 which is Admeasuring 1244.54 sq.mts. area being developed by The Karan Venkateshwara Associates.

Following technical professionals are appointed by Promoter:-

- (i) M/s ankur associates----- as L.S/ Architect
- (ii) M/s G.A. BHILARE AND ASSOCIATES----- as Structural Consultant
- (iii) M/s Amit Infrastructure----- as plumbing Consultant
- (iv) and Vidyutsallagar -----as MEP Consultant
- (v) Mr. RAHUL B. ITHAPE-----as project Engineer

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

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 17,81,69,193/- (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 completion certificate for the building(s) from the being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 17,50,79,325/- (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(s) of the subject project to obtain Completion Certificate from (planning Authority) is estimated at Rs. 30,89,868/- (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 :

BUILDING AB

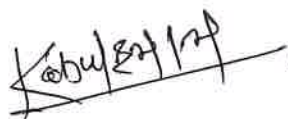
TABLE A

Sr. No	Particulars	Amounts
1	Total Estimated cost of the buildings as on date of Registration is	Rs. 17,24,15,254 /-
2	Cost incurred as on (based on the Estimated cost)	Rs. 17,04,49,276 /-
3	Work done in Percentage (as Percentage of the estimated cost)	98.86 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 19,65,978 /-
5	Cost Incurred on Additional /Extra Items as on not included in	Rs. 0.00 /-

TABLE B

	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	Rs. 57,53,939 /-
2	Cost incurred as on (based on the Estimated cost)	Rs. 46,30,049 /-
3	Work done in Percentage (as Percentage of the estimated cost)	80.17 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 11,23,890 /-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. 0.00 /-

Yours Faithfully



RAHUL BHAUSAHEB ITHAPE

The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.

1. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
2. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
3. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.
4. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra/ Additional Items executed with cost