

FORM 2 (as per regulation 3 of RERA)

ENGINEER'S CERTIFICATE

To,
M/s. PRIMESPACE REALTY GROUP,
45/3, Erandwane,
Pune 411004.

Sub : Certificate of Cost incurred for the Construction Work of 'B1, B2 & B3' building of the 1st Phase of the Project **UTSAV HOMES 3** (MahaRERA Regn Number) situated on the Plot bearing Survey No. **336/4** demarcated by its boundaries (latitude and longitude of the end points) **336 P** to the North **336 P** to the South **12 m road** to the East **336 P** to the West of Division **PUNE** village **BAVDHAN BUDRUK** taluka **Mulshi** District **PUNE**, Pincode - **411021** admeasuring **7796** sq.mts. area being developed by **PRIMESPACE REALTY GROUP**

Respected Sir,

I, **Mr. Nilkanth Bhusnar**, have undertaken assignment of certifying Estimated Cost for the subject real estate project proposed to be registered under MahaRERA, for 'B1, B2 & B3' building of the 1st Phase of the Project **UTSAV HOMES 3** situated on the Plot bearing Survey No. **336/4** of Division **PUNE** village **BAVDHAN BUDRUK** taluka **Mulshi** District **PUNE**, Pincode - **411021** admeasuring **7796** sq.mts. area being developed by **PRIMESPACE REALTY GROUP**.

1. Following technical professionals are appointed by the Owner / Promoter :-
 - i. **M/s. CRYSTAL ARCH** as Architect
 - ii. **M/s. R. K. Randhave Consultant** as Structural Consultant
 - iii. **M/s. Arihant Consultants** as MEP Consultant
 - iv. **Mr. Nilkanth Bhusnaar** as Quantity Surveyor
2. We have estimated the cost of the completion to obtain Occupation/Completion Certificate, of the civil, MEP and allied works, of the building 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 **Mr. Nilkanth Bhusnaar** quantity surveyor appointed by the developer, and the assumption of the cost of material, labour and other inputs made by the developer, and the site inspection carried out by us.
3. We estimate total estimated cost of completion of the building of the aforesaid project under reference as **Rs.37,13,82,000** (Total of Table A & 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/Occupation Certificate for the building from the **PMRDA** being the planning authority under whose jurisdiction the aforesaid project is being implemented.
4. The estimated cost incurred till date is calculated at **Rs.10,66,14,255** (Total of Table A & B). The amount of estimated cost incurred is calculated on the base of amount of total estimated cost.
5. The balance cost of the completion of the civil, MEP and allied works required to be completed for the purpose of obtaining Completion/Occupation Certificate for the building from the **PMRDA** is estimated at **Rs.26,47,67,745** (Total of Table A & B).
6. I certify that the cost of the civil, MEP and allied works for the aforesaid project as completed on the date of this Certificate is as given in the Table A & B given below.

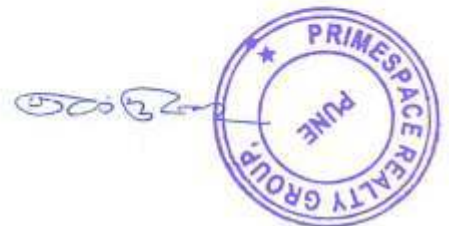


TABLE A**“B1” building of “UTSAV HOMES 3” Project**

Sr. No.	Particulars	Amounts
1.	Total estimated cost of the building/wing as on 21/07/2017 date of registration is	Rs.13,63,05,000
2.	Cost incurred as on 21/07/2017 (based on the estimated cost)	Rs.4,24,81,295
3.	Work done in Percentage (as percentage of the estimated cost)	31 percentage
4.	Balance Cost to be incurred (based on the estimated cost)	Rs.9,38,23,705
5.	Cost incurred on additional/extra items as on 21/07/2017 not included in the estimated cost (Annexure A).	Rs.0

“B2” building of “UTSAV HOMES 3” Project

Sr. No.	Particulars	Amounts
1.	Total estimated cost of the building/wing as on 21/07/2017 date of registration is	Rs.5,50,80,000
2.	Cost incurred as on 21/07/2017 (based on the estimated cost)	Rs.95,34,720
3.	Work done in Percentage (as percentage of the estimated cost)	17 percentage
4.	Balance Cost to be incurred (based on the estimated cost)	Rs.4,55,45,280
5.	Cost incurred on additional/extra items as on 21/07/2017 not included in the estimated cost (Annexure A).	Rs.0

“B3” building of “UTSAV HOMES 3” Project

Sr. No.	Particulars	Amounts
1.	Total estimated cost of the building/wing as on 21/07/2017 date of registration is	Rs.13,63,05,000
2.	Cost incurred as on 21/07/2017 (based on the estimated cost)	Rs.4,80,60,240
3.	Work done in Percentage (as percentage of the estimated cost)	35 percentage
4.	Balance Cost to be incurred (based on the estimated cost)	Rs.8,82,44,760
5.	Cost incurred on additional/extra items as on 21/07/2017 not included in the estimated cost (Annexure A).	Rs.0

**TABLE B**

To be prepared for the entire registered phase of the real estate project.

Sr. No.	Particulars	Amounts
1.	Total estimated cost of the internal and external development works including amenities & facilities in the layout as on 21/07/2017 date of registration is	Rs.4,36,92,000
2.	Cost incurred as on 21/07/2017 (based on the estimated cost)	Rs.65,38,000
3.	Work done in Percentage (as percentage of the estimated cost)	15 percentage
4.	Balance Cost to be incurred (based on the estimated cost)	Rs. 3,71,54,000
5.	Cost incurred on additional/extra items as on 21/07/2017 not included in the estimated cost (Annexure A).	Rs.0

Your Faithfully,



Signature of The Engineer
Mr.Nilkanth Bhusnar

