

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: 21/7/2017

To

EMPIRE SHELTERS,  
KRISHNA DHAM, 4<sup>TH</sup> FLOOR,  
PRABHAT ROAD, LANE NO. 12,  
PUNE - 411004

Subject: Certificate of Cost Incurred for Development of the 150 Flats for Construction of Sharvil Project in 3 Wing(s) of the Project ( MahaRERA Registration Number) ] situated on the Plot bearing Survey no. 66/5 (P) Katraj Kondhwa Road, demarcated by its boundaries (latitude 18.452629 and longitude 73.881579 of the end points) Survey No. 6 to the North Survey No. 13 Part Narhe to the South Survey No. 13 Part to the East 12 M. Wide Road to the West of Division Pune, village Narhe, taluka Haveli, District Pune PIN 411041 admeasuring 7150 sq.mts. area being developed by Empire Shelters (Partnership Firm)

Ref: Registration the project under MahaRERA.

Sir,

I Mr. Satish Sharad Upasani have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Sharvil Project )/4 Wing(s) of the II Phase situated on the plot bearing situated on the Plot bearing Survey no. 66/5 (P) Katraj Kondhwa Road, Kondhawa (Bk), Pune PIN 411048, admeasuring 7150 sq.mts. area being developed by Empire Shelters (Partnership Firm)

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

- (i) M/s Grouppi as L.S. / Architect ;
- (ii) M/s J+W Consulting Engineers and S. P. Sachdev as Structural Consultant
- (iii) Shri. Samir Wadodkar as Quantity Surveyor \*

2. We 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. 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. Samir Wadodkar quantity Surveyor\* appointed by Developer/Engineer, 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. 36,56,56,000/- ( Total of Table A and B )(Excluding the Land Cost, TDR, Premium, Statutory Payment if any). 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(s) 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. 1240/- (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 Occupation Certificate / Completion Certificate from PMRDA (planning Authority) is estimated at Rs. 685/- ( 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 /Wing bearing Number A**

(to be prepared separately for each Building /Wing of the Real Estate Project)

| Sr. No | Particulars                                                                                                    | Amounts            |
|--------|----------------------------------------------------------------------------------------------------------------|--------------------|
| 1      | Total Estimated cost of the building/Wing<br>As on 21/07/2017 date of Registration is                          | Rs. 10,19,50,000/- |
| 2      | Cost incurred as on 21/7/2017<br>(based on the Estimated cost )                                                | Rs. 5,46,58,269/-  |
| 3      | Work done in Percentage<br>(as Percentage of the estimated cost )                                              | 54%                |
| 4      | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                       | Rs. 4,72,91,731/-  |
| 5      | Cost Incurred on Additional /Extra Items as<br>on 21/7/2017 not included in the Estimated<br>Cost (Annexure A) | NA                 |

**Building /Wing bearing Number B**

(to be prepared separately for each Building /Wing of the Real Estate Project)

| Sr. No | Particulars                                                                                                     | Amounts            |
|--------|-----------------------------------------------------------------------------------------------------------------|--------------------|
| 1      | Total Estimated cost of the building/Wing<br>As on 21/7/2017 date of Registration is                            | Rs. 10,17,20,000/- |
| 2      | Cost incurred as on 21/7/2017<br>(based on the Estimated cost )                                                 | Rs. 7,48,15,717/-  |
| 3      | Work done in Percentage<br>(as Percentage of the estimated cost )                                               | 74%                |
| 4      | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                        | Rs. 2,69,04,283/-  |
| 5      | Cost Incurred on Additional /<br>Extra Items as on 21/7/2017 not<br>included in the Estimated Cost (Annexure A) | NA                 |

# SATISH S. UPASANI

Flat No. 806-B, DSK Chandradeep, Mukundnagar, Pune - 411 037. Phone No.020 2426 3750. Email: satish2502@gmail.com

## Building /Wing bearing Number C

(to be prepared separately for each Building /Wing of the Real Estate Project)

| Sr. No | Particulars                                                                                                    | Amounts           |
|--------|----------------------------------------------------------------------------------------------------------------|-------------------|
| 1      | Total Estimated cost of the building/Wing<br>As on 21/7/2017 date of Registration is                           | Rs. 5,42,86,000/- |
| 2      | Cost incurred as on 21/7/2017<br>(based on the Estimated cost )                                                | Rs. 4,56,21,663/- |
| 3      | Work done in Percentage<br>(as Percentage of the estimated cost )                                              | 84 %              |
| 4      | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                       | Rs. 86,64,337/-   |
| 5      | Cost Incurred on Additional /Extra Items<br>as on 21/7/2017 not included in<br>the Estimated Cost (Annexure A) | NA                |

## 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<br>Development Works including amenities and<br>Facilities in the layout as on 21/07/2017<br>date of Registration is | Rs. 6,50,00,000 /-      |
| 2      | Cost incurred as on 21/07/2017 (based on<br>the Estimated cost )                                                                                                       |                         |
| 3      | Work done in Percentage<br>(as Percentage of the estimated cost )                                                                                                      | Rs. 4,91,04,746/-       |
| 4      | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                                                                               | 75 %                    |
| 5      | Cost Incurred on Additional /Extra Items as on<br>21/07/2017 not included in<br>the Estimated Cost (Annexure A)                                                        | Rs. 1,58,95,254/-<br>NA |

Yours Faithfully

Signature of Engineer  
Mr. Satish Sharad Upasani

**\* Note**

1. 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.
2. (\*) 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 (\*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. 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.
5. All components of work with specifications are indicative and not exhaustive.