

FORM-2 [sec Regulation 3]

ENGINEER CERTIFICATE

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

Date:31/03/2025

To

Menlo properties LLP

7" Floor, City Square, Behind The Pride Hotel

Shivajinagar Pune,

Subject: Certificate of Cost Incurred for Development for Construction of Menlo Delicia building(s) S.No.92/8, 92/9 C T S No. 1166 and 1175 and others demarcated by its boundaries (latitude and longitude of the end points) Adjacent Plot no. 13 and 16 to the **North side** to the **South Side** and to the East Side 9m Internal Road and remaining part to the west Gaikwad plot of Mundhawa Division Pune District Pune PIN 411036 Admeasuring 3349.44 sq. Mts. Area being developed by Menlo Properties LLP.

Ref: RERA Registration Number P52100032791

I Mr. jahiroddin Shaikh have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being Menlo Delicia building S No.92/8, 92/9 C T S No. 1166 and 1175 and others demarcated by its boundaries (latitude and longitude of the end points) Adjacent Plot No. 13 and 16 to the North Side to the South Side and to the East Side 9m Intrnal Road and remainingpart to the west Gaikwad plot of Mundhawa Division Pune District Pune PIN 411036 Admeasuring 3349.44 sq. Mts. Area being developed by Menlo Properties LLP.

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

- i) M/s The CODE STUDIO as Design Architect.
- ii) M/s INSIGNIS ARCHITECTURE as L.S. / Architect
- iii) M/s SPECTURM CONSULTANT as Structural Consultant
- iv) M/s MEP system solution PVT LTD (MEP Consultant)
- v) Shri PRITHVISING RAJPUT as Quantity Surveyor *

2. We have estimate 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 prithviraj rajput quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labor 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. 5.41 Crores (Rupees Five Crores Forty-One Lakhs Only). 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. 4.869 Cr (Rupees Four Crores Eighty six Lakhs ninety thousand Only) . 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 cost of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate front PMRDA (Planning Authority) is estimated at Rs. 0.541 Crores (Rupees Fifty four Lakhs Ten thousand Only)

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 "Menlo Delicia"

(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 as on <u>30.06 2022</u> date of Registration is	Rs. <u>5.41 Crores.</u> /-
2	Cost incurred as on <u>31.03.2025</u> (based on the Estimated cost)	Rs. <u>4.869 Crores.</u> /-
3	Work done in Percentage (as Percentage of the estimated cost)	Rs. <u>90 %</u> /-
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>0.541 Crores</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in The Estimated Cost (Annexure A)	Rs _____ /-

/-

(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 and Facilities in the layout as on <u>13.03 2022</u> Date of Registration is	Rs. <u>0.6 Crores</u> /-
2	Cost Incurred as on <u>31.3.2025</u> (based on the Estimated Cost)	Rs. <u>0.48 Crores</u> /-
3	Work done in Percentage (as Percentage of the estimated cost)	Rs. <u>80 %</u> /-
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>0.12 Crores</u> /-
5	Cost Incurred on Additional /Extra Items As on _____ not included in The Estimated Cost (Annexure A)	Rs. _____ /-

Yours Faithfully Signature of Engineer



Mr. jahiroddin Shaikh. (Engineer)

(Engineer)

* 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 replied 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.

Annexure A

List of Extra / Additional Items executed with cost

(Which were not part of original Estimate of Total Cost)