

RANJEET LAXMAN ADLINGE

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Ph.No.+91 77690 99992

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Date: 27/07/2017

To

M/s Shubh Enterprises,

306, L P Classics

Near Axis Bank, Hadapsar

Pune-411028

Subject: Certificate of Cost Incurred for Development of Sky Point Phase I- B & C Wing for Construction of 2 building(s) 1st Phase (MahaRERA Registration Number-to be obtained) situated on the Plot bearing **Sr. No. 9 to 14, Hissa No.1/29, Near Renuka Mata Mandir, Keshavnagar Mundhawa** demarcated by its boundaries (latitude and longitude of the end points) **Hissa No. 28 to the North Plot No. 30 to 36 to the South Road 18M to the East Hissa No.1/29 to the West** of Division Pune Village Mundhwa Taluka Haveli District Pune 411036 admeasuring **5339.95 sq. mts.** area being developed by M/s Shubh Enterprises.

Sir,

I/ We Ranjeet Laxman Adlinge have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 building(s) 1 Wing(s) of the 1 Phase situated on the Plot bearing Sr.No. 9 to 14, Hissa No.1/29, Near Renuka Mata Mandir, Division Pune Village Mundhwa Taluka Haveli District Pune 411036 admeasuring 5339.95 sq.mts. area being developed by M/s Shubh Enterprises.

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) M/s Atit Admulwar as L.S. / Architect;
 - (ii) Shri G.A. Bhilare Consultants as Structural Consultant
 - (iii) M/s Integrated Consultant as MEP Consultant
 - (iv) Shri Hariom Prajaprati as Site Supervisor.
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. Hariom Prajaprati as Site Supervisor 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. 14,54,99,250/- (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(s) from the Pune Metropolitan Regional Development Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 12,07,84,097/- (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 Pune Metropolitan Regional Development Authority is estimated at Rs. 2,47,15,153/- (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 C**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30/06/2017 date of Registration is	Rs. 10,58,81,344/-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 8,99,99,142/-
3	Work done in Percentage (as Percentage of the estimated cost)	85.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,58,82,202/-
5	Cost Incurred on Additional /Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	Not Estimated

TABLE A**Building /Wing bearing Number B**

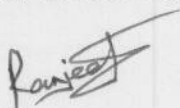
Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30/06/2017 date of Registration is	Rs. 2,14,30,500/-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 1,71,44,400/-
3	Work done in Percentage (as Percentage of the estimated cost)	80.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 42,86,100/-
5	Cost Incurred on Additional /Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	Not Estimated

TABLE B

Club House & Development Work

Sr. No	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30/06/2017 date of Registration is	Rs. 1,81,87,406/-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 1,36,40,555/-
3	Work done in Percentage (as Percentage of the estimated cost)	75.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 45,46,851/-
5	Cost Incurred on Additional /Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	Not Estimated

Yours Faithfully



Signature of 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 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.

ANNEXURE A

Cost incurred on Additional Items as on 30/06/2017 not included in the estimated cost
(which were not part of the original Estimate of Total Cost)

1. Salaries to Staff members, consultants fees, site and office overheads
2. Marketing and promotional expenses and brokerage
3. Payment of taxes, cess, fees, charges, premiums, interests. Etc to any statutory Authority.
4. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institutions (NBFC) or money lenders on construction funding or money borrowed for construction and or land.