



Jasper Realtors Private Limited



PHOENIX VENTURES



VASCON
Development with Conscience

FORM-2

ENGINEER'S CERTIFICATE

To

Date : JULY 17, 2017

Phoenix Ventures,
Vascon Weikfield Chambers,
Vascon Weikfield IT City Infopark,
Pune-Nagar Road, Viman Nagar, Pune-411014.

Subject : Certificate of Cost Incurred for Development of Xotech, for Residential Construction of **B Building** situated on the Plot bearing S.NO.274&275/2, demarcated by its boundaries (latitude and longitude of the end points)

Wakad Shiv to the **North** S.No.275 to the **South** Wakd Shiv to the **East** and 36m Road to the **West** in Village-Hinjewadi, Taluka-Haveli, District- Pune. PIN-411057, admeasuring **3480.27 sq.mts.** area being developed by **Phoenix Venture.**

Sir,

I/ We **Phoenix Venture.** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **B Building** situated on the plot bearing Survey no. 274&275/2. Village-Hinjewadi, Taluka -Haveli District-Pune PIN-411057, admeasuring 3480.27 sq.mts. Area being developed by Phoneix Venture.

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

- a. Ar. Parvez Jamadar & Associate as L.S. / Architect ;
- b. Dr. Santosh Sunderajan (Vastech Consultants) as Structural Consultant.
- c. M/s Vascon EngineersLtd Electrical Consultant
- d. Shri Ambadas Parkale as VP Projects
- e. M/s Vascon Engineers Ltd 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 **M/s Vascon Engineers Ltd** quantity Survey or* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 16,85,86,693/-** (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 concerned Competent Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 14,57,69,168/-** (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 Competent Authority is estimated at **Rs. 2,28,17,525/-** (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 Tower 2**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30.06.2017 date of Registration is	RS 143231966/-
2	Cost incurred as on 30.06.2017 (based on the Estimated cost)	RS 134350438/-
3	Work done in Percentage % (as Percentage of the estimated cost)	94%
4	Balance Cost to be Incurred (Based on Estimated Cost)	RS 8881528/-
5	Cost Incurred on Additional /Extra Items as on 30.06.2017 not included in the Estimated Cost (Annexure A)	



Jasper Realtors Private Limited



PHOENIX VENTURES



VASCON
Development with Conscience

TABLE B

Phase 1

Sr. No	Particulars	Amounts
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 25354727/-
2	Cost incurred as on 30.06.2017 (based on the Estimated cost).	RS 11418730/-
3	Work done in Percentage (as Percentage of the estimated cost)	45%
4	Balance Cost to be Incurred (Based on Estimated Cost)	RS 13935997/-
5	Cost Incurred on Additional /Extra Items as on 30.06.2017 not included in the Estimated Cost (Annexure A)	

Yours Faithfully,

Signature of Engineer.

Name : Santosh M Pawar

Vice President (Technical Service)