

FORM 1 [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)

Date : 12th July 2017

To ,
Nahar Homes LLP
1st Floor , Mantri House , 929,
F.C. Road , Pune 411004

Subject : Certificate of Cost Incurred for Development of F Residences for construction of 4 building(s) of the project situated on the Plot bearing 44/7, 45/6, 45/7, 45/10, 45/11/1, 45/11/1(P), 45/11/2/1,2,3,5,7, 45/11/3(P), 45/11/3(P), 45/11/3/2,3,4, 45/11/7, 45/12, 45/12(P), 45/12/4, 45/12/4/1, 3,4,45/12/5, 45/12/4/5A, 45/12/7,8, 45/13, 45/14/1, 45/14/1(P), 45/14/1(P), 45/14/2,3,4, 45/14/5(P), 45/14/5/1 , 45/5 (P) , 45/4/1 (P) , 45/2(P) , 45/3 (P) , 45/4/2/2 (P) demarcated by its boundaries (latitude and longitude of the end points) 18°34'53.20"N / longitude : 73°46'29.49"E to the North latitude : 18°34'35.66"N / longitude : 73°46'27.17"E to the South latitude : 18°34'43.40"N / longitude : 73°46'29.35"E to the East latitude : 18°34'43.70"N / longitude : 73°46'27.18"E to the West of Division Pune Village Balewadi Taluka Haveli District Pune PIN 411045 total land admeasuring 32,831.84 sq.mts. and area apportion able to this phase being 1665.73 sq. mts. area being developed by M/s Nahar Homes LLP

Sir, I Shri Shrikant Dhole have undertaken assignment of certifying Estimated Cost of the Subject Real Estate Project proposed to be registered under MahaRera , being 4 Building(s) of the project F Residences, situated on the plot bearing 44/7, 45/6, 45/7, 45/10, 45/11/1, 45/11/1(P), 45/11/2/1,2,3,5,7, 45/11/3(P), 45/11/3(P), 45/11/3/2,3,4, 45/11/7, 45/12, 45/12(P), 45/12/4, 45/12/4/1, 3,4,45/12/5, 45/12/4/5A, 45/12/7,8, 45/13, 45/14/1, 45/14/1(P), 45/14/1(P), 45/14/2,3,4, 45/14/5(P), 45/14/5/1 , 45/5 (P) , 45/4/1 (P) , 45/2(P) , 45/3 (P) , 45/4/2/2 (P) of Division Pune Village Balewadi Taluka Haveli District Pune 411045 total land admeasuring 32,831.84 sq.mts. and area apportion able to this phase being 1665.73 sq. mts. area being developed by M/s Nahar Homes LLP area being developed by M/s Nahar Homes LLP

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

- (i) Shri Swaminath Swami as Architect ;
- (ii) M/s S.S. Patane & Associates as Structural Consultant
- (iii) Shri Deepak Kumar Singh as MEP Consultant
- (iv) Shri Vikas Mahindrakar 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 **Shri Vikas Mahindrakar** 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 147,51,36,842/-** (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 Municipal Corporation** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 87,76,30,903/-** (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 Municipal Corporation** (planning Authority) is estimated at **Rs 59,75,05,939/-** (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_____ or called _____

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

Sr. No.	Particulars	A1 Bldg. Amount Rs	B1 Bldg. Amount Rs	B2 Bldg. Amount Rs	B3 Bldg. Amount Rs	AMOUNT
1	Total Estimated cost of the building/wing as on 12th July 2017 date of Registration is	32,16,47,157	24,53,54,659	25,27,45,591	25,44,99,507	1,07,42,46,914
2	Cost incurred as on 23 rd June 2017 (based on the Estimated cost)	17,69,05,936	19,62,83,727	20,21,96,473	10,17,99,803	67,71,85,939
3	Work done in Percentage (as Percentage of the estimated cost)	55%	80%	80%	40%	64%
4	Balance Cost to be Incurred (Based on Estimated Cost)	14,47,41,221	4,90,70,932	5,05,49,118	15,26,99,704	39,70,60,975
5	Cost Incurred on Additional /Extra Items as on 12 July 2017 not included in the Estimated Cost (Annexure A)					

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 and Facilities in the layout as on 12th July 2017 date of Registration is	Rs. 40,08,89,928/-
2	Cost incurred as on 12th July 2017 (based on the Estimated cost)	Rs. 20,04,44,964/-
3	Work done in Percentage (as Percentage of the estimated cost)	50%%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 20,04,44,964/-
5	Cost Incurred on Additional /Extra Items as on 12th July 2017 not included in the Estimated Cost (Annexure A)	Rs. 0.00/-

Yours Faithfully



Shrikant Dhole

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

List of Extra / Additional Items executed with Cost

(which were not part of the original Estimate of Total Cost)