

FORM-2
[See Regulation 3]
ENGINEER'S CERTIFICATE

Date : 07.07.2017

To,

The

Shree Venkatesh Buildcon Pvt Ltd

Office No -2, Laukik Apartment ,

870 Bhandarkar Road ,

Above HDFC Bank , Pune - 411004

Subject : Certificate of Cost Incurred for Development of Venkatesh Lake Orchid for Construction of 2 building(s) / A and B Wing(s) of the Project [~~MahaRERA Registration Number~~] situated on the Plot bearing Survey No.- 15/2 demarcated by its boundaries (latitude and longitude of the end points)

[18° 26' 34.78" N 73° 50' 38.22" E & 18° 26' 34.72" N 73° 50' 39.86" E] to the North
[18° 26' 34.72" N 73° 50' 39.86" E & 18° 26' 32.13" N 73° 50' 40.62" E] to the East
[18° 26' 32.13" N 73° 50' 40.62" E & 18° 26' 32.60" N 73° 50' 38.04" E] to the South
[18° 26' 32.60" N 73° 50' 38.04" E & 18° 26' 34.78" N 73° 50' 38.22" E] to the West

of Division PUNE village Ambegaon Khurd taluka Haveli District PUNE PIN 411046 admeasuring land area 5600 sqmtr. area being developed by Shree Venkatesh Buildcon Pvt. Ltd.

Sir,

I Prashant Ashok Modgi have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 2 Building(s)/ A and B Wing(s) situated on the plot bearing Survey No.15/2 of Division PUNE village Ambegaon Khurd taluka Haveli District PUNE PIN 411046 admeasuring 5138.77 sq.mts. area being developed by Shree Venkatesh Buildcon Pvt Ltd .

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

- i) Shri Sunil Uddhavrao Hingmire – Savli Hingmire and Associates as L.S. / Architect ;
- ii) M/s /Shri/Smt Spectrum Consultants - Parag Chopda as Structural Consultant
- iii) M/s /Shri/Smt MEP Consultant as mentioned below
 - a) Electrical Consultant - Arvind Jain – Arihant Consultant
 - b) Plumbing Consultant - Arvind Jain – Arihant Consultant
 - c) Landscaping Consultant – Mahesh Chinchalkar
 - d) Shri Prashant A. Modgi as Quantity Surveyor from Office of Engineer

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. **Prashant Ashok Modgi** Quantity Surveyor from Office of Engineer 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. 15,02,12,000/-** (Rs. Fifteen Crore Two Lakh Twelve Thousand Only) (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 - 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. 06,10,61,550/- (Six Crore Ten Lakh Sixty One Thousand Five Hundred Fifty only) (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 - PMRDA (planning Authority) is estimated at Rs. 08,91,50,450/- (Eight Crore Ninety One Lakh Fifty Thousand Four Hundred Fifty Only) (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 or called A (Venkatesh Lake Orchid)

Sr. No	Particulars	Amount
1	Total Estimated cost of the building/wing – A as on 01/07/2017 date of Registration is	11,65,00,000.00
2	Cost incurred as on 01/07/2017 (based on the estimated cost)	06,01,51,550.00
3	Work done in Percentage (as Percentage of the estimated cost)	51.632%
4	Balance Cost to be Incurred (Based on Estimated Cost)	05,63,48,450.00
5	Cost Incurred on Additional /Extra Items as on 01/07/2017 not included in the Estimated Cost (Annexure A)	NIL

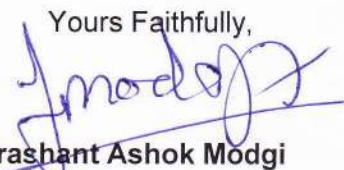
TABLE A
Building /Wing bearing Number B or called B (Venkatesh Lake Orchid)

Sr. No	Particulars	Amount
1	Total Estimated cost of the building/wing – B as on 01/07/2017 date of Registration is	01,12,30,200.00
2	Cost incurred as on 01/07/2017 (based on the estimated cost)	00,00,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	01,12,30,200.00
5	Cost Incurred on Additional /Extra Items as on 01/07/2017 not included in the Estimated Cost (Annexure A)	RS - NIL

TABLE B
(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 01/07/2017 date of Registration is	02,24,81,800/-
2	Cost incurred as on 01/07/2017 (based on the estimated cost)	00,09,10,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	04.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	02,15,71,800/-
5	Cost Incurred on Additional /Extra Items as on 01/07/2017 not included in the Estimated Cost (Annexure A)	RS – NIL

Yours Faithfully,


Mr. Prashant Ashok Modgi

(License No. REG / PMC / STE / 0784 /17)