

FORM-2

ENGINEER'S CERTIFICATE

Date : 20th July 2017

To,
M/S. VISION GROUP,
102, KRUSHNA KAMAL APT,
LANE NO. 10, DAHANUKAR COLONY,
KOTHRUD, Pune - 411038.

Subject : Certificate of Percentage of Completion of Construction Work of **3 Buildings (Building A, B & C)** of the Project "**VISHWESHWAR NAGAR**" [MahaRERA Registration Number] situated on the **Survey No. 141/1/1/1, CHOWISA WADI, HAVELI, PUNE** demarcated by its boundaries (latitude and longitude of the end points) **18°40'08.1"N 73°53'34.2"E**

to the North : S.NO. 139
to the South : S.NO. 141 PART (MR. NIVRUTTI KALE)
to the East : S.NO. 141 PART (REMAINING AREA OF VISION GROUP)
to the West : PUNE ALANDI ROAD

of Division **Pune**, Village **Chovisa wadi**, Taluka **Haveli**, District **Pune**, PIN **412105** ad measuring **6741.41 sq.mts.** area being developed by **M/s. Vision Group.**

Ref :- MahaRERA Registration Number (applied for)

Sir,

I, **Mr. Mayur Ashok Yelmar** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project "**VISHWESHWAR NAGAR**" proposed to be registered under MahaRERA, being **3 Buildings (Building A, B, C & Amenity Space Building)** situated on **Survey No. 141/1/1/1** of Division **Pune**, Village **CHOVISA WADI**, Taluka **HAVELI**, District **Pune**, PIN **412105** admeasuring **6741.41 sq.mts.** area being developed by **M/S. VISION GROUP.**

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

- (i) M/s. Babasaheb Dhavale & Associates as L.S. / Architect ;
- (ii) a. M/s. Sarvasiddhant Consultants as Structural Consultants;
b. M/s Structus Consultants Pvt Ltd as Structural Consultant
- (iii) Mr. Mayur Ashok Yelmar as Site 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 Buildings 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. Pratik Patel, 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 buildings of the aforesaid project under reference as **Rs. 18,51,19,570/-** (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 buildings 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. 9,95,39,965/-** (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 Buildings of the subject project to obtain Occupation Certificate / Completion Certificate from PMRDA (Planning Authority) is estimated at **Rs.8,55,79,605/-** (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 A

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the building 20/07/2017	4,53,00,000/-
2.	Cost incurred as on 20/07/2017 (based on the Estimated cost)	2,49,15,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	55%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	2,03,85,000/-
5.	Cost Incurred on Additional / Extra Items as on 20/07/2017 not included in the Estimated Cost (Annexure A)	NA

Building B

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the building as on 20/07/2017	5,20,00,000/-
2.	Cost incurred as on 20/07/2017 (based on the Estimated cost)	2,86,00,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	55%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	2,34,00,000/-
5.	Cost Incurred on Additional / Extra Items as on 20/07/2017 not included in the Estimated Cost (Annexure A)	NA

Building C

Sr. No.	Particulars	Amounts
6.	Total Estimated cost of the building as on 20/07/2017	5,37,00,000/-
7.	Cost incurred as on 20/07/2017 (based on the Estimated cost)	2,95,35,000/-
8.	Work done in Percentage (as Percentage of the estimated cost)	55%
9.	Balance Cost to be Incurred (Based on Estimated Cost)	2,41,65,000/-
10.	Cost Incurred on Additional / Extra Items as on 20/07/2017 not included in the Estimated Cost (Annexure A)	NA



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 20/07/2017	3,41,19,570/-
2.	Cost Incurred as on 20/07/2017 (based on the Estimated cost)	1,64,89,965/-
3.	Work done in Percentage (as Percentage of the estimated cost)	48.33%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	1,76,29,605/-
5.	Cost Incurred on Additional / Extra Items as on 20/07/2017 not included in the Estimated Cost (Annexure A)	NA

Yours Faithfully,



(Mr. Mayur Ashok Yelmar)
(Site Engineer)