



AADHAR

ENGINEERS

STRUCTURAL DESIGNERS & PROJECT CONSULTANTS

Office No. 02, Shubham Complex, Plot No. 291/S,
Near Janjira Hotel, Sector - 4, Jay Ganesh Samrajya Chowk,
PCNTDA, Moshi, Pune - 412105

✉ aadharengineers1@gmail.com

🌐 www.aadharengineers.com

FORM-2
[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- Project wise)**

Date: 28/07/2017

To,
M/S, Swastik Associates,
Chikhali, Pune - 411062

**Subject: Certificate Of Cost Incurred For Development Of "Swastik Spira" For Construction Of
1 building Of The Project Situated On The Plot Bearing GAT NO -75(P) Demarcated By Its
Boundaries By Property Of Rohan Talreja To The North, By Property Of Naeem Choudhari To
The South, 18 M D. P Road To The East, 30feet Wide Road To The West Of Division Pune,
Village- Chikhali, Taluka- Haveli, District- Pune, Pin- 411062 Admeasuring 2858.77 Sq.mts.
Area Being Developed By M/S- Swastik Associates,
Ref: MahaRERA Registration Number: Not Yet Registered**

Sir,

I, Gaurav D Patel, partner of Aadhar Engineers, have undertaken assignment of certifying
Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA,
being 1 Building "Swastik Spira" of the project situated on the plot bearing, GAT NO.75 (P) of
Division Pune, Village- Chikhali, Taluka- Haveli, District- Pune, Pin- 411062 admeasuring 2858.77
Sq.mtrs. area being developed by M/s- Swastik associates,

1. Following technical professionals are appointed by Owners / Promoters: -

- (i) Shri Swapnil Jagtap as architect,
- (ii) Shri Hemant Nimbkar as Structural Consultant,
- (iii) Shri Gaurav D Patel as Quantity Engineer.



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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 Gaurav D Patel Quantity Engineer* appointed by Developers/Engineer, and the assumption of the cost of material, labour and other inputs made by developers, 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. 10,58,15,000/- (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 PCMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 8,30,00,000/- (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 PCMC (planning Authority) is estimated at Rs. 2,28,15,000/- (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 :



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TABLE A

1) Swastik Spira Building

Sr. No	Particulars	Amounts
1	Total Estimated cost of construction of the building/wings As on 28/7/2017	Rs. 9,45,15,000 /-
2	Cost incurred as on 28/7/2017 (based on the Estimated cost)	Rs. 7,78,50,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	82.37 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,66,65,000/-
5	Cost Incurred on Additional /Extra Items as on 28/7/2017 not included in the Estimated Cost (Annexure A)	Rs. 0/-

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 28/7/2017	Rs.1,13,00,000 /-
2	Cost incurred as on 28/7/2017 (based on the Estimated cost)	Rs. 51,50,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	45.58 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.61,50,000 /-
5	Cost Incurred on Additional /Extra Items as on 28/7/2017 not included in the Estimated Cost (Annexure A)	Rs. 0 /-

Yours Faithfully
For, AADHAR ENGINEERS,

For AADHAR ENGINEERS

Partner

Gaurav D Patel
AM-1714506



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*** 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.