

FORM -2
ENGINEER'S CERTIFICATE

Date:- 30/06/2017

To

Rachana Lifespaces,
1229/B, RACHANA HOUSE,
F.C. ROAD, DECCAN GYM KHANA,
GOOD LUCK CHAUK, MAHARASHTRA,
PUNE-411004

Subject: Certificate of Cost Incurred of Construction work of Phase 2 – K, L, M, C buildings of the Project [Maha RERA Registration Number] situated on the Plot bearing C.N.No/CTS NoS.NO. 43/2,43/2/1+2+3, S.NO. 42/3/3, 43/1 & S.NO. 44/3/2+3, 44/4, 44/5, 44/5/2+5+7+8+9+10, 44/6/2+3+5 & S.NO. 42/2, 43/1 (P) demarcated by its boundaries [Endpoint 1 (18°33'18.11"N , 73°45'45.56"E), Endpoint 2 (18°33'19.60"N , 73°45'45.57"E), Endpoint 3 (18°33'19.75"N , 73°45'38.27"E), Endpoint 4 (18°33'17.72"N , 73°45'37.98 "E)]. Internal Road to the North, S.No.45 to the South, Internal Road to the east 30 mtr wide R.P. road to the West of Division Pune Village Sus Taluka Mulshi District Pune, PIN 411012 admeasuring 9799.76 Sq.mts. area being area being developed by Rachana Lifespaces.

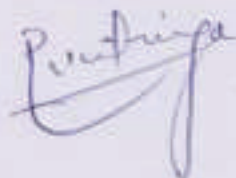
Ref: RERA Registration Number _____

Sir,

I Prashant Kshatriya have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project Proposed to be registered under RERA, being K,L,M,C buildings of **Bellacasa** project Situated on the Plot bearing C.N.No/CTS NoS.NO. 43/2,43/2/1+2+3, S.NO. 42/3/3, 43/1 & S.NO. 44/3/2+3, 44/4, 44/5, 44/5/2+5+7+8+9+10, 44/6/2+3+5 & S.NO. 42/2, 43/1 (P) of Pune Village Sus Taluka Mulshi District Pune, PIN 411012 admeasuring 9799.76 Sq.mts. area being area being developed by Rachana Lifespaces.

1. Following technical professionals are appointed by Rachana Lifespaces:-

- (i) Vikas Achalkar & Associates as Architect;
- (ii) G.A. BHILARE CONSULTANTS PVT. LTD. as Structural Consultant
- (iii) M/s Ketan Dhantale and Associates as MEP Consultant
- (iv) Mr. Manoj Mahajan as Project Manager



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 & consultants & the Schedule of items & quantity for the entire work as calculated by myself & the assumption of the cost of material, labour & other inputs made by developer, & 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.52,53,89,432/- (Rs. Fifty two Crore fifty three lakhs eighty nine thousands four hundred thirty two only) (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP & allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building (S) 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. 39,60,89,285/- (Rs. Thirty nine Crore sixty Lakhs eighty nine thousands two hundred eighty five only). 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 Certification / Completion certificate from PMRDA (planning Authority) is estimated at Rs. 12,93,00,147/- (Rs. Twelve Crore ninty three lakhs one hundred forty seven 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 & B below

Punthiya

TABLE -A
K Building

Sr.no	Particulars	Amounts
1.	Total Estimated cost of the building /wing as on 30 th Jun 2017 date of Registration is	Rs. 2,03,11,573/-
2.	Cost incurred as on 30 th Jun 2017 (based on the Estimated cost)	Rs. 1,62,44,031 /-
3.	Work done in percentage (as Percentage of the estimated cost)	80 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.40,67,542/-
5.	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs.0 /-

TABLE -A
L Building

Sr.no	Particulars	Amounts
1.	Total Estimated cost of the building /wing as on 30 th Jun 2017 date of Registration is	Rs. 12,40,99,944/-
2.	Cost incurred as on 30 th Jun 2017 (based on the Estimated cost)	Rs. 9,23,04,991 /-
3.	Work done in percentage (as Percentage of the estimated cost)	74.38 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.3,17,94,953/-
5.	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs.0 /-

P. D. Singh

TABLE -A
M Building

Sr.no	Particulars	Amounts
1.	Total Estimated cost of the building /wing as on 30 th Jun 2017 date of Registration is	Rs. 13,93,83,553/-
2.	Cost incurred as on 30 th Jun 2017 (based on the Estimated cost)	Rs. 11,26,55,833 /-
3.	Work done in percentage (as Percentage of the estimated cost)	80.82 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.2,67,27,720/-
5.	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs.0 /-

TABLE -A
C Building

Sr.no	Particulars	Amounts
1.	Total Estimated cost of the building /wing as on 30 th June 2017 date of Registration is	Rs. 11,73,89,712/-
2.	Cost incurred as on 30 th Jun 2017 (based on the Estimated cost)	Rs. 7,19,67,330 /-
3.	Work done in percentage (as Percentage of the estimated cost)	61.31 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.4,54,22,382/-
5.	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs.0 /-

P. S. D. S.

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 & External Development Works including amenities & Facilities in the layout as on 30 th Jun 2017 date of Registration is	Rs. 12,42,04,649/-
2.	Cost incurred as on 30 th Jun 2017 (based on the Estimated cost)	Rs. 10,29,17,100/-
3.	Work done in percentage (as Percentage of the estimated cost)	82.86 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,12,87,549/-
5.	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs.0 /-

Yours Faithfully



Signature of Engineer

(License No – Not Applicable)

Prashant Keshtriya