

**PARIN
CONSTRUCTION**
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: 5 February, 2020

To

The Pinni7 Co-op Hsg Soc Ltd through Developer One Earth
And Co-developer Oxford Shelters Pvt Ltd
501, Kensington Court,
Lane No 5, Koregaon Park,
Pune - 411001
(Name & Address of Promoter),

Subject: Certificate of Cost Incurred for Development of Florida Water Color for Construction
of A Building(s) of the Second Phase (MahaRERA Registration Number P52100000946)
situated on the Plot bearing Final Plot no 1/66, S No 9 to 14, Mundhwa, Pune - 411036
demarcated by its boundaries (latitude and longitude of the end points)

North East	A	18° 32' 21 . 72"	N ,	73° 57' 11 . 33" E
East South	B	18° 32' 18 . 59"	N ,	73° 57' 12 . 47" E
South West	C	18° 32' 18 . 08"	N ,	73° 57' 10 . 95" E
South North	D	18° 32' 21 . 27"	N ,	73° 57' 09 . 73" E

to the North – Open space & Phase I of said project, to the South – 24 Mtr Wide Road & Amenity
of the Project, to the East – S No 9 to 14 Hissa No 1/67, to the West S No 9 to 14 Hissa No 1/65, of S
No 9 to 14, village Mundhwa taluka Pune City District Pune PIN 411036 admeasuring
5639.00 sq.mts. area being developed by Pinni7 Co-op Hsg Soc Ltd through Developer One
Earth and Co-developer Oxford Shelters Pvt Ltd. The work completed upto 31.12.2019.

Ref: MahaRERA Registration Number P52100000946

Sir,

We, Parin Constructions, have undertaken assignment of certifying Estimated Cost for the Subject
Real Estate Project proposed to be registered under MahaRERA, being A (One) Building(s) of the
IInd Phase situated on the plot bearing Final Plot no 1/66 of S No 9 to 14 village Mundhwa taluka
Pune City District Pune PIN 411036 admeasuring 5639.00 sq. mts. area being developed by Pinni7
Co-op Hsg Soc Ltd through Developer One Earth and Co-developer Oxford Shelters Pvt Ltd

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

- (i) M/s Subha Architects (Mr. Milind Saraf), as L.S. / Architect ;
- (ii) M/s The Axis Structural Consultants, as Structural Consultant
- (iii) M/s Pheonix Consultant, as MEP Consultant
- (iv) M/s Parin Constructions, as Quantity Surveyor *


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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 M/s Parin Constructions 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. 17,85,34,189/- (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 PMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till 31.12.2019 is calculated at Rs. 8,91,64,912/- (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 PMRDA (planning Authority) is estimated at Rs. 8,93,69,277/- (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
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr No	Particulars	Amount (Rs.)
1	Total Estimated cost of the building/wing as on 31 March 2019 date of Registration is	Rs.15,57,82,875/-
2	Cost incurred as on 31 December 2019 (based on the Estimated cost)	Rs. 7,18,53,341/-
3	Work done in Percentage (as Percentage of the estimated cost)	46.12%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 8,39,29,534/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. Nil


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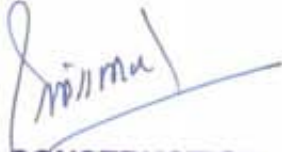
TABLE B

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

Sr No	Particulars	Amount (Rs.)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31 March 2019 date of Registration is	Rs.2,27,51,313/-
2	Cost incurred as on 31 December 2019 (based on the Estimated cost)	Rs.1,73,11,571/-
3	Work done in Percentage (as Percentage of the estimated cost)	76.09%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 54,39,742/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. Nil

Yours Faithfully

Signature of Engineer
(Licence No.....)


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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.

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)


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