

FORM-2

ENGINEERS'S CERTIFICATE

Date :26.07.2017

To,

M/S GAGAN UNNATI PROMOTERS,

2nd floor, Wellesley Court, Camp-411001

Subject :- Certificate of Cost Incurred for Development of Gagan Cefiro Phase III for Construction of 2 building of project situated on the Plot bearing. Survey no.57/1,57/2,57/3/1 demarcated by its boundaries (latitude and longitude of the end points)18°26'54.29"N-73°54'41.52"E to the North 18°26'52.22"N-73°54'41.97"E to the south 18°26'53.43"N-73°54'42.52"E to the East 18°26'53.38"N-73°54'41.22"E to the West of village Undri, taluka Haveli District Pune PIN 411028 admeasuring 2969.21 sq.mts. area being developed by Gagan Unnati Promoters

Ref:- RERA Registration Number _____

Sir,

I Mr.Mitesh Shah have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being 2 Buildings of the **Gagan Cefiro Phase-III** situated on the plot bearing Survey no 57/1,57/2,57/3/1 of Village Undri taluka Haveli District Pune PIN 411028 admeasuring 2969.21 sq. mts. area being developed by Gagan Unnati Promoters

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

- (i) M/s Vilas Tarwadi as Architect ;
- (ii) M/s G.A.Bhilare consultants as Structural Consultant
- (iii) M/s Consolidated Consultants as MEP Consultant
- (iv) Mr.Mitesh Shah estimation engineer of office.

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 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 me Mr.Mitesh Shah appointed by Gagan

Unnati Promoters and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by me.

3. We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference at Rs 1860 Lakh rupees. 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 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 329.1 lakh Rupees. 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 from PMRDA is estimated at Rs 1530.9 Lakh Rupees

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

Gagan Cefiro Phase III Building B1 B2

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the building/Wing As on 30/6/2017 date of Registration is	Rs 1410 Lakh Rupees/-
2	Cost incurred as on 30/6/2017 (based on the Estimated cost)	Rs 250 Lakh Rupees /-
3	Work done in Percentage (as percentage of the estimated cost)	18.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 1160 Lakh Rupees /-
5	Cost Incurred on Additional /Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	Rs.0.00 /-

TABLE B

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30/6/2017.	Rs 450 Lakh rupees/-
2	Cost incurred as on 30/6/2017	Rs 79.1 Lakh rupees /-
3	Work done in Percentage (as Percentage of the estimated cost)	17.70 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 370.9 Lakh rupees/-
5	Cost Incurred on Additional /Extra Items as on 11/7/2017 not included in the Estimated Cost (Annexure A)	Rs.0 /-

Yours Faithfully



Mitesh Shah

