



FORM-2[see Regulation]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of ongoing project & for withdrawal of money from Designated Account- project wise)

Date:

To

The Legacy Homes
Shop No. 94, Main Bazar,
Pimpri, Pune 411017.

Subject : Certificate of cost Incurred for Development of "Legacy Urbania" project situated on the bearing Survey no. 15/7 demarcated by its boundaries (latitude and longitude of the end points) to the North – Sr. No. 15 part, to the South- Sr. No. 17 Part, to the East- Sr. No. 15 Part, to the West- 18 meter road, of Division Pune, village Punawale, Taluka Mulashi, District Pune PIN 411033. Admeasuring 3600 sq. mts. area being developed by Legacy Homes

Ref: RERA Registration Number _____

Sir,

I Mr. Rupesh Kisan Mahamuni have undertaken assignment of certifying Estimated cost for the subject Real Estate project proposed to be registered under RERA, being A Building situated on the bearing Survey 15/7 of Division Pune village Punawale Taluka Mulashi District Pune PIN 411033 admeasuring 3600 sq. mts. area being developed by Legacy Homes.

1. Following technical professionals are appointed by promoter:-

- (i) Mr. Avinash Koti as L.S./Architect;
- (ii) Mr. Virendra Chavan as structural consultant
- (iii) Mr. Umesh Kondhare as MEP Consultant
- (iv) Mr. Rajesh Jujare as Quantity Surveyor

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 & consultants and

the schedule of items and quantity for the entire work as calculated by Mr. Rajesh Jujare as 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.**22,09,18,700/-** . 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 purpose of obtaining occupation certificate/completion certificate for the building from the **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.**5,06,53,151 /-**. 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 of the subject project to obtain occupation certificate/completion certificate from is estimated at Rs. **17,02,65,549 /-**

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

Total Project as on date completed **23.0 %**

Yours Faithfully

Signature of Engineer

Mr. Rupesh Kisan Mahamuni

(License No.....)

For Srujan Construction Management Solutions


Proprietor
Rajesh Jujare (MRICS)
Regn # 5621960

TABLE A

URBANIA (Residential+ Shops)
PUNAWALE,PIMPRI CHINCWAD

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs.179,340,071
2	Cost incurred as on 11.07.17 (based on the Estimated cost)	Rs.47,605,799
3	Work done in Percentage (as Percentage of the estimated cost)	26.54%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.131,734,272
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	

TABLE B

URBANIA (Residential+ Shops)
PUNAWALE,PIMPRI CHINCWAD

(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 date of Registration.	Rs.41,578,629
2	Cost incurred as on 11.07.17 (based on the Estimated cost)	Rs.3,047,352
3	Work done in Percentage (as Percentage of the estimated cost)	7.33%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.38,531,278
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	

Yours Faithfully

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

For Srujan Construction Management Solutions


Proprietor
Rajesh Jujare (MRICS)
Regn # 5621960

Cost Estimate - Summary Sheet

URBANIA (Residential + Shops)		Revision - R5	Date :		29.06.17
Locatid	PUNAWALE,PIMPRI CHINCWAD		Slab Area	Saleable Area	
			125283.62	95000.00	
Sr No	Item	Amount	Cost / Slab Area	Cost / Saleable Area	
Building					
1	Substructure-Plinth	2,113,835	16.87	22.25	
2	RCC	57,233,928	456.83	602.46	
3	Duct Covered by RCC	1,346,792	10.75	14.18	
3	Fly Ash Masonry, Back Coat & External Plaster	24,356,747	194.41	256.39	
4	Waterproofing (Lift)	3,849,712	30.73	40.52	
5	Flooring & Dado	21,843,311	174.35	229.93	
6	Internal Plaster-Ceiling	1,086,120	8.67	11.43	
7	Internal Plaster-Gypsum	4,721,666	37.69	49.70	
8	Door & Windows (Alu. Window)	14,480,742	115.58	152.43	
9	Internal & External Painting	9,469,902	75.59	99.68	
10	Misc. Items	3,168,052	25.29	33.35	
11	ACP for Elevation Treatment	1,200,000	9.58	12.63	
11	Internal Plumbing Works	9,092,893	72.58	95.71	
12	Internal Electrical Works	9,103,621	72.66	95.83	
13	Lifts	6,175,000	49.29	65.00	
14	Solar Water	1,890,000	15.09	19.89	
15	Pumps/ Hydro pneumatic system	200,000	1.60	2.11	
16	Building Signage & Letter Box	405,000	3.23	4.26	
17	Fire Fighting	1,879,254	15.00	19.78	
18	Garbage Chute	500,000	3.99	5.26	
		174,116,574	1,390	1,833	
	Escalation - 2.0 %	3,482,331	27.80	36.66	
	Contingencies 1.0%	1,741,166	13.90	18.33	
		179,340,071	1,431	1,888	
Development Cost					
1	Under Ground Water Tank	2,958,594	23.62	31.14	
2	Sewage Treatment Plant	3,145,945	25.11	33.12	
3	External Water Supply System	626,418	5.00	6.59	
4	External Drainage System	876,985	7.00	9.23	
5	Substation	3,700,000	29.53	38.95	
6	External Electrification	300,000	2.39	3.16	
7	Street Lights	450,000	3.59	4.74	
8	Rainwater Harvesting	150,000	1.20	1.58	
9	Storm Water Drainage	501,134	4.00	5.28	
10	Roads-Tremix Flooring	3,373,200	26.92	35.51	
11	Open Parking (Paving Block Flooring)	1,085,520	8.66	11.43	
12	Landscape & Irrigation System	500,000	3.99	5.26	
13	Compound Wall	1,430,000	11.41	15.05	
14	Entrance Gate, Structure & Security Cabin	750,000	5.99	7.89	
15	Common Fabrication	1,500,000	11.97	15.79	
16	Garbage Materials Shifting	1,000,000	7.98	10.53	
17	Department Labours	1,600,000	12.77	16.84	
18	Machinery Hiring, Core Cutting & Rebaring and Material Shifting	1,200,000	9.58	12.63	
19	Acid Wash Cleaning	500,000	3.99	5.26	
Amenities					
1	Club House	1,194,804	9.54	12.58	
2	Children Play Area/ Equipments	450,000	3.59	4.74	
3	Gym Equipment & Rubber Flooring & Elec. Points	750,000	5.99	7.89	
4	Open Terrace Garden with Stage @ 12th Fl.	500,000	3.99	5.26	
5	DTH + CCTV + Intercom	350,000	2.79	3.68	
6	VDP	2,025,000	16.16	21.32	
7	Kitchen Trolley	5,400,000	43.10	56.84	
8	AC For Master Bed	4,050,000	32.33	42.63	
9	Solar Water		0.00	0.00	
		40,367,601	322	425	
	Escalation - 2.0 %	807,352	6.44	8.50	
	Contingencies 1.0%	403,676	3.22	4.25	
		41,578,629	332	438	
Non - Construction					
1	Consultancy Charges	4,384,927	35.00	46.16	
2	Site Enabling Works	1,252,836	10.00	13.19	
3	Site Running Expenses	480,000	3.83	5.05	
4	Staff Salary	2,400,000	19.16	25.26	
5	Insurance & Premiums	800,000	6.39	8.42	
6	Water & Electricity Costs	480,000	3.83	5.05	
7	Marketing & Sales	4,750,000	37.91	50.00	
7	Security on Site	884,000	6.90	9.09	
8	Rent for Labour camp	288,000	2.30	3.03	
9	PF Contribution	2,300,000	18.36	24.21	
		17,999,763	144	189	
	Escalation - 2.0 %	359,995	2.87	3.79	
	Contingencies 1.0%	179,998	1.44	1.89	
		18,539,756	148	195	
		232,483,937.70	1,856	2,447	
	Escalation - 2.0 %	4,649,678.75	37	49	
	Contingencies - 1 %	2,324,839.38	19	24	
		239,458,455.83	1,911	2,521	



Cost Estimate - Summary Sheet

Cost Estimate - Summary Sheet								
Project Location	URBANIA, BY LIFE LEGECY PUNAWALE, PUNE		Revision :	R5	Date :	29.06.17		
Sr. No.	COST HEAD	Slab Area ==>>> Saleable Area ==>>> TOTAL COST ==>>>	Wing	External Development	TOTAL COST / AREA	% Cost	COST PER Sq Ft (Slab)	Cost/ Sq Ft (Saleable)
1.0 Building cost			174,116,574		174,116,574	3.81%	1,390	1,833
1.1 Substructure/ Plinth			2,113,835		2,113,835	0.85%	18.87	22.25
1.1.1 Excavation			531,053		531,053	0.22%	4.24	5.59
1.1.2 Disposal & Backfilling			217,867		217,867	0.09%	1.74	2.29
1.1.3 Mucum Filling brought from outside			1,046,675		1,046,675	0.44%	8.35	11.02
1.1.4 Soling			318,210		318,210	0.13%	2.54	3.35
1.1.5 Waterproofing (Lift)								
1.2 Shell Works			88,787,179		88,787,179	35.24%	692.73	913.66
1.2.1 RCC			57,233,928		57,233,928	23.90%	456.83	602.46
1.2.2 Duct Covered by RCC			1,346,792		1,346,792	0.56%	10.76	14.18
1.2.3 Fly Ash Masonry, Back Coat & External Plaster			24,356,747		24,356,747	10.17%	194.41	256.39
1.2.4 Waterproofing			3,849,712		3,849,712	1.61%	30.73	40.52
1.3 Finishing Works			55,959,791		55,959,791	23.37%	448.74	589.16
1.3.1 Flooring & Dado			21,843,311		21,843,311	9.12%	174.35	229.99
1.3.2 Internal Plaster-Ceiling			1,086,120		1,086,120	0.45%	8.67	11.44
1.3.3 Internal Plaster-Gypsum			4,721,666		4,721,666	1.97%	37.69	49.70
1.3.4 Door & Windows (Alu. Window)			14,480,742		14,480,742	6.05%	115.58	152.43
1.3.5 Internal & External Painting			9,469,902		9,469,902	3.95%	75.59	99.68
1.3.6 Misc. Items			3,168,052		3,168,052	1.32%	25.29	33.35
1.3.7 ACP for Elevation Treatment			1,200,000		1,200,000	0.50%	9.58	12.63
1.4 Services			29,245,769		29,245,769	12.21%	233.44	307.85
1.4.1 Internal Plumbing Works			9,092,893		9,092,893	3.80%	72.58	95.71
1.4.2 Internal Electrical Works			9,103,621		9,103,621	3.80%	72.66	95.83
1.4.3 Lifts			6,175,000		6,175,000	2.58%	49.29	65.00
1.4.4 Solar Water			1,890,000		1,890,000	0.79%	15.09	19.89
1.4.5 Pumps/ Hydro pneumatic system			200,000		200,000	0.08%	1.60	2.11
1.4.6 Building Signage & Letter Box			405,000		405,000	0.17%	3.23	4.26
1.4.7 Fire Fighting			1,879,254		1,879,254	0.78%	15.00	19.78
1.4.8 Garbage Chute			500,000		500,000	0.21%	3.99	5.26
2.0 Development Cost			25,647,797		25,647,797	10.71%	204.72	269.98
2.01 Under Ground Water Tank				2,958,594	2,958,594	1.24%	23.62	31.14
2.02 STP				3,145,945	3,145,945	1.31%	25.11	33.12
2.03 WTP						-	-	-
2.04 External Water Supply System				626,418	626,418	0.26%	5.00	6.59
2.05 External Drainage System				876,985	876,985	0.37%	7.00	9.23
2.06 Substation				3,700,000	3,700,000	1.55%	29.53	38.95
2.07 External Electrification				300,000	300,000	0.13%	2.39	3.16
2.08 Street Lights				450,000	450,000	0.19%	3.59	4.74
2.09 Rainwater Harvesting				150,000	150,000	0.06%	1.20	1.58
2.10 Storm Water Drainage				501,134	501,134	0.21%	4.00	5.28
2.11 Roads-Tremix Flooring				3,373,200	3,373,200	1.41%	28.92	35.51
2.12 Podium						-	-	-
2.13 Retaining Wall						-	-	-
2.14 Open Parking (Paveing Block Flooring)				1,085,520	1,085,520	0.45%	8.66	11.43
2.15 Service Areas						-	-	-
2.16 Landscape & Irrigation System				500,000	500,000	0.21%	3.99	5.26
2.17 Compound Wall				1,430,000	1,430,000	0.60%	11.41	15.05
2.18 Entrance Gate, Structure & Security Cabin				750,000	750,000	0.31%	5.99	7.89
2.19 Signage (Only External)						-	-	-
2.20 Common Fabrication				1,500,000	1,500,000	0.63%	11.97	15.79
2.23 Garbage Materials Shifting				1,000,000	1,000,000	0.42%	7.98	10.53
2.24 Department Labours				1,600,000	1,600,000	0.67%	12.77	16.84
2.25 Masonary Hiring, Core Cutting & Rebaring and Material Shifting				1,200,000	1,200,000	0.50%	9.58	12.63
2.26 Acid Wash Cleaning				500,000	500,000	0.21%	3.99	5.26
2.21 Vermiculture						-	-	-
3.0 Amenities				14,719,804	14,719,804	0.06	117.49	154.95
3.01 Club House @ 2000 per Sft				1,194,804	1,194,804	0.50%	9.54	12.58
3.02 Children Play Area/ Equipments				450,000	450,000	0.19%	3.59	4.74
3.03 Gym Equipment & Rubber Flooring & Elec. Points				750,000	750,000	0.31%	5.99	7.89
3.04 Open Terrace Garden with Stage @ 12th Fl.				500,000	500,000	0.21%	3.99	5.26
3.05 DTH + CCTV + Intercom				350,000	350,000	0.15%	2.79	3.68
3.06 VDP				2,025,000	2,025,000	0.85%	16.16	21.32
3.07 Kitchen Trolley				5,400,000	5,400,000	2.26%	43.10	56.84
3.08 AC For Master Bed				4,050,000	4,050,000	1.69%	32.33	42.63
3.09 Solar Water						-	-	-
4.0 Non - Construction				17,999,763	17,999,763	7.52%	143.67	189.47
4.01 Consultancy Charges				4,384,927	4,384,927	1.83%	35.00	46.16
4.02 Liasoning/ Sanctioning				1,252,836	1,252,836	0.52%	10.00	13.19
4.03 Site Enabling Works				480,000	480,000	0.20%	3.83	5.05
4.04 Site Running Expense				2,400,000	2,400,000	1.00%	19.16	25.26
4.05 Staff Salary				600,000	600,000	0.33%	6.39	8.42
4.06 Insurance & Premiums				480,000	480,000	0.20%	3.83	5.05
4.07 Water & Electricity Costs				4,750,000	4,750,000	1.98%	37.91	50.00
4.08 Marketing & Sales				864,000	864,000	0.36%	6.90	9.09
4.09 Security on Site				288,000	288,000	0.12%	2.30	3.03
4.10 Rent for Labour camp				2,300,000	2,300,000	0.96%	18.36	24.21
4.11 PF Contribution						-	-	-
4.12 Transport costs						-	-	-
4.13 Miscellaneous & Contingencies						-	-	-
TOTAL for Contingencies			174,116,574	58,367,364	232,483,938	97.09%	1856	2447
5.0 Provision								
5.01 Escalation	2.0%		3,482,331	1,167,347	4,649,679	1.94%	37.11	48.94
5.02 Contingencies	1.0%		1,741,166	583,674	2,324,839	0.87%	18.56	24.47
BASE COST OF PROJECT			179,340,071	60,118,385	239,458,456	100.00%	1,911	2,521
Cost per sq ft in INR on Slab Area			1,431	479.9	1,911			
Cost per sq ft in INR (Saleable)			1,888	632.8	2,521			

