



Milind Pokharkar & Associates
ISO 9001:2008, CHSAS 18001:2007, ISO 14001:2004 Company
Excellence-at-Par

Corporate office : 23, 'A' Wing, Kamala Cross, Finolex Chowk, Opp. PCMC Main Building, Pimpri, Pune- 411018
Regd office : Plot No. 21, Monika Apartment, Shah Colony, Opp. Navin Samarth Vidyalaya Road, Talegaon Station,
Tal.- Maval, Dist. Pune - 410 507 Tel.: 02114 222016, Mobile No.: +91 88888 90122 / 88888 19705,
www.milindpokharkar.com

FORM-2

ENGINEER'S CERTIFICATE

Date: 21.07.2017

To

The Garve Developments
Punavale,

Subject: Certificate of Cost Incurred for Development of [Golden Treasure for Construction of Residential & Commercial building(s)/A,B,C, Commercial D & Club House Wing(s) of the (MahaRERA Registration Number)situated on the Plot bearing Survey no. 19(P)

demarcated by its boundaries (latitude and longitude of the end points)

Sr. No. 16(P) to the North Sr. No. 19(P) to the South Sr. No. 18(P) to the East Marunji Punavale to the West

Of village - Punavale, taluka-Mulshi , District- Pune PIN 411019 admeasuring 10080.51 sq.mts. area being developed by Garve Developments

Ref: MahaRERA Registration Number _____

Sir,

We Milind Pokharkar & Associates, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Residential & Commercial Buildings Wing A,B,C, Coom. D & Club House situated on the plot bearing Sr. No. 19(P)

No./Survey no. 19(P) of village- Punavale, taluka- Mulshi, District -Pune.
PIN 4111019 admeasuring 10080.51 sq.mts. area being developed by [Owner/Promoter]

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

- M/s Milind Pokharkar & Associates as Licensed Engineer.
- M/s 3dprime Designners Pvt. Ltd. as Structural Consultant
- M/s Veez Consultant & Design Pvt.Ltd & Kamalplumbing as MEP Consultant
- Milind Pokharkar & Associates 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 Milind Pokharkar & Associates 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_ 76.50 Crs. (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 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. 35.00 Crs (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 Rs39.00 Crores(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

A Wings OF Golden Treasures Project

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 21.07.2017	Rs. 27,60,13,982.00
2	Cost incurred as on 21.07.2017 (based on the Estimated cost)	Rs. 9,71,13,762.00
3	Work done in Percentage (as Percentage of the estimated cost)	30 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 17,89,00,220.00
5	Cost Incurred on Additional /Extra Items as on <u>21/7/17</u> not included in the Estimated Cost (Annexure A)	Rs. N.A

B Wings OF Golden Treasures Project

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 21.07.2017	Rs. 17,99,18,260.00
2	Cost incurred as on 21.07.2017 (based on the Estimated cost)	Rs. 15,61,86,043.00
3	Work done in Percentage (as Percentage of the estimated cost)	85 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,37,32,217.00





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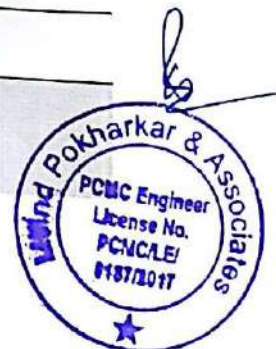
5 Cost Incurred on Additional /Extra Items Rs. N.A
as on 21/7/17 not included in
the Estimated Cost (Annexure A)

C Wings OF Golden Treasures Project

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 21.07.2017	Rs. 28,73,47,129.00
2	Cost incurred as on 21.07.2017 (based on the Estimated cost)	Rs. 24,94,44,447.00
3	Work done in Percentage (as Percentage of the estimated cost)	85 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,79,02,682.00
5	Cost Incurred on Additional /Extra Items as on <u>21/7/17</u> not included in the Estimated Cost (Annexure A)	Rs. N.A

Commercial -D OF Golden Treasures Project

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 21.07.2017	Rs. 80,60,291.00





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2 Cost incurred as on Rs. 18,98,411.00
21.07.2017
(based on the Estimated cost)

3 Work done in Percentage 00%
(as Percentage of the estimated cost)

4 Balance Cost to be Incurred Rs. 61,61,880.00
(Based on Estimated Cost)

5 Cost Incurred on Additional /Extra Items Rs. N.A
as on 21/7/17 not included in
the Estimated Cost (Annexure A)

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 30.06.2017 date of Registration is	Rs. 5,00,00,000.00
2	Cost incurred as on 30.06.2017 (based on the Estimated cost)	Rs. 2,50,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	50 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 2,50,00,000.00





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5 Cost Incurred on Additional /Extra Items R\$. NA
as on 21/12/17 not included in
the Estimated Cost (Annexure A)

Yours Faithfully

Milind
Signature of Engineer

(License No PCMC/LE/0187/2017)

*** 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)

