

FORM-2

ENGINEER'S CERTIFICATE

Date:11-7-2017

To,

Goel Ganga Developers (I) Pvt

3rd floor San Mahu Complex, Opp Poona Club,

5 Bund Garden Road, Camp ,

Pune 411001.

Subject : Certificate of Cost Incurred for Development of the

Phase –Ganga Bhagyoday Tower

Building –

- 1. Ground floor Commercial**
- 2. First floor Commercial**
- 3. A 2 to 21 Floor**
- 4. B 2 to 21 Floor**

(MAHARERA Regi No)

**situated on the Plot bearing Survey No. 35/1, 36, 37/2A, 38/1, 39/1B & 40/1B Village -
Vadgaon Budruk, Taluka Haveli, District Pune – 411 041.**

Demarcated by its boundaries

East : By Area under reservation for Cultural Centre

South: By 18 Meter wide Road

West : By 36 Meter wide Road

North : By 30 Meter wide Road

**Admeasuring 15,882.56 Sq.mts. area being developed by Goel Ganga Developers (I)
Pvt Ltd**

MAHARERA registration No –

Sir,

I **Sudhir Agarwal** Liason No -REG/PMC/TEMP/0113/16 have undertaken assignment of certifying **Estimated Cost for the subject Real Estate Project Proposed to be registered under MAHARERA** being

**Phase -Ganga Bhagyoday Tower
Building -**

- 1. Ground floor Commercial**
- 2. First floor Commercial**
- 3. A 2 to 21 Floor**
- 4. B 2 to 21 Floor**

**situated on plot bearing Survey No. 35/1, 36, 37/2A, 38/1, 39/1B & 40/1B
Village - Vadgaon Budruk, Taluka Haveli, District Pune - 411 041.**

**Admeasuring 15,882.56 Sq.mts. area being developed by Goel Ganga Developers (I)
Pvt Ltd**

Following technical professionals are appointed by Owner / Promoter :-

- (i) M/Space Designer Syndicate as Architect**
- (ii) M/S G.A Bhilare Consultants Pvt Ltd .GABCPL as Structural Consultant**
- (iii) M/S AMGEE Consulting Engineer as Plumbing and Electrical Consultants**
- (iv) Proficient engineering Services as a HVAC Consultant**
- (v) Shri Nishant Bhosale as Quantity Surveyor**

1. 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 **Shri Nishant Bhosale** quantity Surveyor* appointed by Developer and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

We estimate **Total Estimated Cost of completion of the building(s) of the aforesaid project** under reference as **Rs 1,34,37,65,548/- (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 PMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

The **Estimated Cost Incurred till date** is calculated at **Rs. 7,78,69,991 /-(Total of table A and B)**. The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

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 **PMC** is estimated at **Rs.1,26,58,95,557/- (Total of table A and B)**

2. 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

Phase -Ganga Bhagyoday Tower

Building -Ground floor Commercial

Sr No	Particular	Amount
1	Total estimated Cost of Building as on date of registration is	Rs. 11,13,12,728/-
2	Cost incurred as on 20-6-2017 (based on estimated Cost)	Rs. 1,15,79,307/-
3	Work Done In % (As % of estimated cost)	10.40%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 9,97,33,421/-
5	Cost Incurred on Additional/ Extra items as on not included in estimated Cost (Annexure A)	

TABLE A**Phase –Ganga Bhagyoday Tower****Building - First Floor Commercial**

Sr No	Particular	Amount
1	Total estimated Cost of Building as on date of registration is	Rs. 9,66,61,779/-
2	Cost incurred as on 20-6-2017 (based on estimated Cost)	Rs. 23,01,260/-
3	Work Done In % (As % of estimated cost)	2.38 %
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 9,43,60,519/-
5	Cost Incurred on Additional/ Extra items as on not included in estimated Cost (Annexure A)	

TABLE A**Phase - "Ganga Bhagyoday Tower "****Building – A 2-21 Floor**

Sr No	Particular	Amount
1	Total estimated Cost of Building as on date of registration is	Rs. 51,27,80,133 /-
2	Cost incurred as on 20-6-2017 (based on estimated Cost)	Rs. 1,04,02,902 /-
3	Work Done In % (As % of estimated cost)	2.03%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 50,23,77,231 /-
5	Cost Incurred on Additional/ Extra items as on not included in estimated Cost (Annexure A)	

TABLE A**Phase - "Ganga Bhagyoday Tower "****Building – B 2-21 Floor**

Sr No	Particular	Amount
1	Total estimated Cost of Building as on date of registration is	Rs. 51,01,88,726 /-
2	Cost incurred as on 20-6-2017 (based on estimated Cost)	Rs. 5,35,86,521 /-
3	Work Done In % (As % of estimated cost)	10.50 %
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 45,66,02,205 /-
5	Cost Incurred on Additional/ Extra items as on not included in estimated Cost (Annexure A)	

TABLE B**Phase –Ganga Bhagyoday Tower**

Sr No	Particular	Amount
1	Total Estimated cost of the Internal and External Development Works including Amenities and Facilities in the layout as on Date of registration	Rs. 11,28,22,181 /-
2	Cost incurred as on 20-6-2017 (based on estimated Cost)	Rs. 0/-
3	Work Done In % (As % of estimated cost)	0%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 11,28,22,181 /-
5	Cost Incurred on Additional/ Extra items as on not included in estimated Cost (Annexure A)	

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Sudhir', with a long horizontal line extending to the right.

Sudhir Agarwal

Liason No -REG/PMC/TEMP/0113/16

Annexure A – List of Additional Item executed with Cost if any - NA