

FORM-2
(See Regulation 3)
ENGINEER'S CERTIFICATE

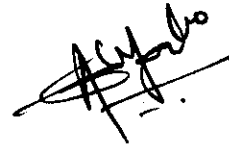
To,
KOLTE- PATIL I-VEN TOWNSHIPS (Pune) LTD.
Survey no.74, Marunji , Hinjewadi- Marunji-Kasarsai Road
Taluka Mulshi
Pune-411057

Subject: Certificate of Cost Incurred for Development of Life Republic Sector R1 for Construction of Sector R1- A,B,C,D,E,F,G Buildings (MahaRERA Registration Number - yet to apply) situated on the Plot bearing S. No. 74 (P)+113(P)+114(P) of village Jambe & Marunji . A,B,C,D,E,F,G demarcated by its boundaries (NW -18° 37' 16.99" N,73° 42' 35.65" E; NE-18° 37' 13.01" N, 73° 42' 39.23" E; SE- 18° 37' 08.10" N, 73° 42' 39.63" E ; SW- 18° 37' 10.96" N, 73° 42' 33.03" E), 18.00 M W TOWNSHIP INTERNAL ROAD to the North, 12.00 M W TOWNSHIP INTERNAL ROAD to the South, 24.00 M W TOWNSHIP INTERNAL ROAD to the East TOWNSHIP BOUNDARY , S.NO.74 (PART), 115 (PART) to the West of Division PUNE Village- Jambe & Marunji Taluka - Mulashi District - Pune Pin- 411057 admeasuring 43543.41 Sq.mts. Area being developed by KOLTE-PATIL I- VEN TOWNSHIPS (PUNE) LTD. PUNE.

Sir,

I/we Mr. Ashpak Tamboli ,have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project (MahaRERA Registration Number -yet to be applied) situated on the Plot bearing S. No. 74 (P)+113(P)+114(P) of Division Pune, Village Jambe & Marunji Taluka- Mulashi District - Pune Pin- 411057 admeasuring 43543.41 Sq.mts. Area being developed by KOLTE PATIL I-VEN TOWNSHIPS (PUNE) LTD. PUNE.

- 1 Following technical Professionals are appointed by KOLTE PATIL I-VEN TOWNSHIP (PUNE) LTD. PUNE.. -
 - (i) M/s. Space Designers Syndicate
 - (ii) M/s. JW Consultants LLP as Structural Consultant
 - (iii) M/S McLIN Consultants Pvt. Ltd as Plumbing Consultant
 - (iii) M/S Consulting Electrical Engineers Combine as Electrical Consultant
 - (iv) Mr. Ravi Kulkarni 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(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 Mr.Ravi Kulkarni, 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. 4,25,19,12,061/- (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 Pune Metropolitan Regional Development Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
- 4 The Estimated Cost Incurred till date is calculated at Rs. 33,15,27,373/- (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 Pune Metropolitan Regional Development Authority (planning Authority) is estimated at Rs. 3,92,03,84,688/- (Total of Table A to 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

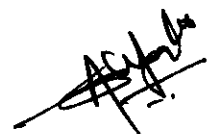
(To be prepared separately for each Building /Wing of the Real Estate Project)

Building /Wing bearing Number _____ or called **Building A**

S.No.	Particulars	Amount	
1	Total Estimated cost of the building/wing as on <u>30.06.2017</u> date of Registration is	Rs.	435,651,099
2	Cost incurred as on <u>30.06.2017</u> (based on the Estimated cost)	Rs.	7,340,536
3	Work done in Percentage (as Percentage of the estimated cost)		2%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.	428,310,563
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs.	-

Building /Wing bearing Number _____ or called **Building B**

S.No.	Particulars	Amount	
1	Total Estimated cost of the building/wing as on <u>30.06.2017</u> date of Registration is	Rs.	457,433,654
2	Cost incurred as on <u>30.06.2017</u> (based on the Estimated cost)	Rs.	0
3	Work done in Percentage (as Percentage of the estimated cost)		0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.	457,433,654
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs.	-



Building /Wing bearing Number _____ or called **Building C**

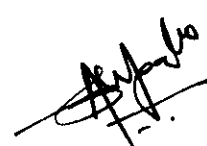
S.No.	Particulars	Amount	
1	Total Estimated cost of the building/wing as on <u>30.06.2017</u> date of Registration is	Rs.	479,585,893
2	Cost incurred as on <u>30.06.2017</u> (based on the Estimated cost)	Rs.	0
3	Work done in Percentage (as Percentage of the estimated cost)		0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.	479,585,893
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs.	-

Building /Wing bearing Number _____ or called **Building D**

S.No.	Particulars	Amount	
1	Total Estimated cost of the building/wing as on <u>30.06.2017</u> date of Registration is	Rs.	479,585,893
2	Cost incurred as on <u>30.06.2017</u> (based on the Estimated cost)	Rs.	0
3	Work done in Percentage (as Percentage of the estimated cost)		0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.	479,585,893
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs.	-

Building /Wing bearing Number _____ or called **Building E**

S.No.	Particulars	Amount	
1	Total Estimated cost of the building/wing as on <u>30.06.2017</u> date of Registration is	Rs.	423,280,139
2	Cost incurred as on <u>30.06.2017</u> (based on the Estimated cost)	Rs.	0
3	Work done in Percentage (as Percentage of the estimated cost)		0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.	423,280,139
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs.	-



Building /Wing bearing Number _____ or called **Building F**

S.No.	Particulars	Amount	
1	Total Estimated cost of the building/wing as on <u>29.06.2017</u> date of Registration is	Rs.	402,511,948
2	Cost incurred as on <u>29.06.2017</u> (based on the Estimated cost)	Rs.	0
3	Work done in Percentage (as Percentage of the estimated cost)		0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.	402,511,948
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs.	-

Building /Wing bearing Number _____ or called **Building G**

S.No.	Particulars	Amount	
1	Total Estimated cost of the building/wing as on <u>29.06.2017</u> date of Registration is	Rs.	383,927,563
2	Cost incurred as on <u>29.06.2017</u> (based on the Estimated cost)	Rs.	6,334,616
3	Work done in Percentage (as Percentage of the estimated cost)		2%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.	377,592,947
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs.	-



TABLE B

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

S.No.	Particulars	Amount	
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on <u>29.06.2017</u> date of Registration is	Rs.	1,189,935,870
2	Cost incurred as on _____ (based on the Estimated cost).	Rs.	317,852,220
3	Work done in Percentage (as Percentage of the estimated cost).		27%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs.	872,083,650
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs.	-

Yours Faithfully,



Signature of Engineer.
(License No. - NA)

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.

Annexure A

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