FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Date: 05.10.2017

To

The Partners

Premchand Builders & Developers

D-5, Beside Prozone Mall, MIDC Area,

Chikalthana, Aurangabad – 431210

Subject: Certificate of Cost Incurred for Development of Bluebells for Construction of 1 No. of Building "A,B,C" on Plot No. RH-7 part of the Project " Blue Bells BUILDING [------- -------] situated on D5, MIDC Chikalthana, API Corner Aurangabad demarcated by its boundaries (latitude and longitude of the end points) MIDC 30 mtr Road to the North side margin MIDC Road to the South plot P-80 and to the East plot D-5 and to the West plot D-5/1A Division Aurangabad village Chikalthana taluka Aurangabad District Aurangabad PIN 431210 admeasuring 5406.5 sq.mts. for Building "A,B,C" and Open Space for "A,B,C" Building is 2277.85 sq. mtrs Area being developed by M/s Premchand Builders & Developers.

Sir,

I Youraj Shrimandale have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being BUILDING "A,B,C" BLUE BELLS situated on the plot bearing RH-7 of Division Aurangabad village Chikalthana taluka Aurangabad District Aurangabad PIN 431210 admeasuring 5406.5 sq.mts. for Building "A,B,C" and Open Space for "A,B,C" Building is **2277.85** sq. mtrs Area being developed by M/s Premchand Builders & Developers.

1. Following technical professionals are appointed by Owner / Promoter:-
   i) M/s Manoj Kala & Associates as Architect
   ii) M/s Shreeram Kulkarni as Sturctural Engineer
   iii) Shri Vipul Vinodbhai Shah Site Engineers

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 Shri Vipul Vinodbhai Shah Site Engineer 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.260428974.00 (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 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Cost Incurred till date is calculated at Rs. 248141863.00 (Total of Table A and B) _. The amount of 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 Aurangabad Municipal Corporation (planning Authority) is estimated at Rs. 12287111 (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 :

TABLE A

BLUE BELLS BUILDING 'A,B,C"

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building – BLUE BELLS-1 A,B,C as on 30.09.2017 is	Rs. 260428974.00
2	Cost incurred as on 30.09.2017 (based on the Estimated cost)	Rs. 248141863.00
3	Work done in Percentage (as Percentage of the estimated cost)	95.28%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 12287111.00
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	NIL

TABLE B

(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 30.09.2017 is	NIL
2	Cost incurred as on 30.09.2017(based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

Signature of Engineer