FORM-2 [see Regulation 3]

Date: 31/05/2019

To

Naiknavare Developers Pvt Ltd
1204/4 Ghole Road Shivajinagar Pune .

Subject: Certificate of Cost Incurred for Development of Neelaya for Construction of 'B' building(s) and CLUB HOUSE Wing(s) of the First Phase (MahaRERA Registration Number P52100000013)situated on the Plot bearing S No 393/1,393/2 demarcated by its boundaries to the North Balance Plot of Plot B to the South National Highway service road to the East Plot A out of layout bearing to the West Balance partition of Plot B of Division village Talegaon dhabhade (MC) taluka Maval District Pune PIN 410506 admeasuring 4870.75 sq.mts. area being developed by Naiknavare developers Pvt. Ltd.
Ref: MahaRERA Registration Number P52100000013
Sir,
I Sandesh Ghule have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being 'B' Building and CLUB HOUSE Wing(s) of the First Phase situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot no 393/1,393/2 of Division village Talegaon Dhabhade (M.C) taluka Maval District Pune Pin 41056 admeasuring
4870.75 Sqm area being develops by Naiknavare Developers Pvt Ltd.

1. Following technical professionals are appointed by Owner / Promoter
(i) Smt:_Gauri Naiknavare_as L.S. / Architect.
(ii) Miss. Krupali Kadam as a Structural Consultant.

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 Sandesh Ghule 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 18 Cr (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 Talegaon Nagar parishad being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at 9.48 Cr (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
   Talegaon Nagar parishad (planning Authority) is estimated at Rs 8.52 Cr (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

Building /Wing bearing Number_____or called "B" BLDG_____

(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 31/05/2019 date of Registration is	12.75 Cr
2	Cost incurred as on 31/05/2019 (Based on the Estimated cost)	6.86 Cr
3	Work done in Percentage (As Percentage of the estimated cost)	53.80 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	5.89 Cr
5	Cost Incurred on Additional /Extra Items as on 31/05/2019 not included in The Estimated Cost (Annexure A)	—

TABLE A

Building /Wing bearing Number_____or called "CLUB HOUSE " BLDG____

(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 31/05/2019date of Registration is	0.47 Cr
2	Cost incurred as on 31/05/2019 (Based on the Estimated cost)	0.34 Cr
3	Work done in Percentage (As Percentage of the estimated cost)	72.30 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.13 Cr
5	Cost Incurred on Additional /Extra Items as on 31/05/2019 not included in The Estimated Cost (Annexure A)	—

TABLE B

Building /Wing bearing Number_____or called "DEVELOPMENT WORK" BLDG__

(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 31/05/2019 date of Registration is	4.78 Cr
2	Cost incurred as on 31/05/2019 (Based on the Estimated cost)	2.28 Cr
3	Work done in Percentage (As Percentage of the estimated cost)	47.69 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	2.5 Cr
5	Cost Incurred on Additional /Extra Items as on 31/05/2019 not included in The Estimated Cost (Annexure A)	—

Yours Faithfully

Signature of Engineer

(Licence 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.

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)

Note :-

In Development cost estimate added for STP,UGWT,Nala Work and also dev around the club house added.