FORM-2 [see Regulation 3]

Date: 3/12/2019

To

Naiknavare Buildcon 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 Buildcon PVT LTD

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Ref: MahaRERA Registration Number P52100000013

Sir,

I Sachin deshpandehave 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 Buildcon 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 Sachin deshpande 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 20.17 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 15.82 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 4.35 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 2/12/2019 date of Registration is	14.84 Cr
2	Cost incurred as on 2/12/2019 (Based on the Estimated cost)	11.93cr
3	Work done in Percentage (As Percentage of the estimated cost)	80 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	2.91 Cr
5	Cost Incurred on Additional /Extra Items as on 2/12/2019 not included in The Estimated Cost (Annexure A)	2.09

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 2/12/2019 date of Registration is	0.55 Cr
2	Cost incurred as on 2/12/2019 (Based on the Estimated cost)	0.50 Cr
3	Work done in Percentage (As Percentage of the estimated cost)	90.90 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.05 Cr
5	Cost Incurred on Additional /Extra Items as on 2/12/2019 not included in The Estimated Cost (Annexure A)	0.08 cr

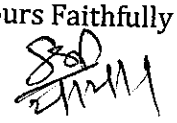
TABLE B

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 2/12/2019 date of Registration is	4.78 Cr
2	Cost incurred as on 2/12/2019 (Based on the Estimated cost)	3.39 Cr
3	Work done in Percentage (As Percentage of the estimated cost)	70.92 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	1.39 Cr
5	Cost Incurred on Additional /Extra Items as on 2/12/2019 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.

Saleable Area	269,580	Sft.
Total Podium Area	34,811	Sft.
Total Parking Area	34,875	Sft.
Bldg Area - 3 NOS	25,200	Sft.
Balance Podium area	9,611	Sft.
Paver block & Parking tile	7,656,802	
Strom water line -	474,221	
Rain water harvesting Pits	144,800	
OWC PLANT	1,210,472	
UGWT - Civil cost	5,427,500	
STP	12,897,974	
Fire fighting - outside courtyard system	5,391,604	
Underground UPVC Water line	2,458,571	
Underground Drainage line	1,347,901	
Intercom system	1,113,000	
landscape	12,939,850	
Ext Dev Elect. Cost	7,386,498	
CCTV	400,000	
DTH	1,428,000	
Entrance sliding gate- Fab	1,169,174	
Compound Wall	2,547,363	
Service Road for the site	8,460,593	
NALA WORK	9,700,000	
	82,154,323	304.75

Also Cost of "B" Bldg due to specification change cost increase by 2.09 cr.
And also Cost of Club House increased by 0.08 cr.

Note:-
As we divided Neelaya Project in three parts for Building A,B and C.
Development cost distributed project wise.
So we have taken cost 4.78 cr for Neelaya first project.