FORM-2 [see Regulation 3]

Date: 12/01/2021

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

Ref: MahaRERA Registration Number P52100000013

Sir,

I Sachin Deshpande 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 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 26.02 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 23.31 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 2.71 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 29/09/2020 date of Registration is	17.73 Cr
2	Cost incurred as on 12/01/2021 (Based on the Estimated cost)	15.95 cr
3	Work done in Percentage (As Percentage of the estimated cost)	89.90 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	1.78 Cr
5	Cost Incurred on Additional /Extra Items as on 2/12/2019 not included in The Estimated Cost (Annexure A)	2.89

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 29/09/2020 date of Registration is	0.79 Cr
2	Cost incurred as on 12/01/2021 (Based on the Estimated cost)	0.62 Cr
3	Work done in Percentage (As Percentage of the estimated cost)	78.48 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.17 Cr
5	Cost Incurred on Additional /Extra Items as on 29/09/2020 not included in The Estimated Cost (Annexure A)	0.24 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 29/09/2020 date of Registration is	7.5 Cr
2	Cost incurred as on 12/01/2021 (Based on the Estimated cost)	6.74 Cr
3	Work done in Percentage (As Percentage of the estimated cost)	89.86 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.76 Cr
5	Cost Incurred on Additional /Extra Items as on 29/09/2020 not included in The Estimated Cost (Annexure A)	2.72

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.

Sr.	Description	TOTAL AMOUNT
A)	**FLOOR FINISH**	
1	TREMIX	
1.1	External (6.00 M WIDE) For A-B Peripheral	
1.2	External (6.00 M WIDE) For Club House & C Building Peripheral	
2	Paving block for Parking area	
3	Shop - Outside steps - Pavit Tappa	
	Pavit riser	
4	Shop front side - Paving block	
		8,219,076.04
B)	**SERVICES**	
1	**Strom water line -**	
1.2	250 MM DIA RCC PIPE WITH CHEMBER	
1.2	200 MM DIA RCC PIPE WITH CHEMBER	
1.3	160 MM DIA RCC PIPE WITH CHEMBER	
		367,180.00
2	**Rain water harvesting Pits**	**289,600.00**
3	**OWC PLANT COST = (Wet garbage-598 KG per day)**	
	OWC CIVIL COST	
		1,387,671.60
C)	**UGWT - Civil cost**	
	2100 persons x 90lit x 1.5 + 2.0 lac lit (Fire)	
	Pump cost	
		6,918,113.25
D)	**Phytorid STP - 269 cum**	
	Cosultancy	
	Providing Media culture	
	Civil cost - STP & PHYTROID 1 -2	
		13,121,530.53
E)	**Fire fighting - outside courtyard system**	**2,987,292.00**
F)	**Underground UPVC Water line**	**2,791,404.00**

G)	**Underground Drainage line**	**1,530,375.00**
H)	**Intercom system**	**996,750.00**
I)	**landscape**	**16,834,125.00**
J)	**Play Equiepment**	**800,000.00**
K)	**Club house -**	**7,249,381.00**
	Gym Equiempments	**724,000.00**
L)	**Ext Dev Elect. Cost**	
	CCTV	
		11,113,583.25
M)	**Entrance sliding gate- Fab**	
	Entrance gate - Rcc + Fab cost	
	Pergola with ACP	
	Project name with sinage	
		1,328,519.80
N)	**Compound Wall**	
1	**Right Side Chain Link Fencing**	
	UCR	
	ms railing with bbm Work Over UCR	
	Concrete Pokets for vertical Member of Chain Link	
2	**Left Side**	
	UCR	
	Compound Wall	
3	**Back Side**	
		3,793,025.45

O)	Service Road for the site	8,460,593.00
P)	Security Cabin	174,312.00
Q)	Nalla Work	12,967,788.14
R)	Flower Bed Bund Wall	134,915.00
S)	Thermoplastic Paint for Parking	
	75mm For Two Wheeler	
	100mm For Four Wheeler	
		59,280.00
T)	PODIUM (Covered Parking)	
	Covered Parking Slab RCC work (Near UGWT)	
	RCC work	
	WATERPROOFING WORK	
	FABRICATION WORK	
	TREMIX FLOORING	
	PLASTER WORK	
	PAINTING WORK	
	EARTHWORK	
	TOTAL =	102,248,515.06
	Contengencies 3 %	3,067,455.45
	Total cost rs	105,315,970.51

Also Cost of "B" Bldg due to specification change cost increase by 2.89 cr.
And also Cost of Club House increased by 0.24 cr.

Note:-

As we divided Neelaya Project in three parts for Building A,B and C.
Development and over head (10.50+6.57=17.07)cost distributed project wise.
So we have taken cost 7.5 cr for Neelaya first project.