

FORM-2

ENGINEER'S CERTIFICATE

Date: 30/06/2019

To

The Paranjape Schemes (Construction) Ltd
Cts No.988 101, Somnath Ram Mandir Road Vile Parle (E) Near Tilak Mandir
Maharashtra Mumbai 400057

Subject:

Certificate of Cost Incurred for Development of 3 Wing(s) of the Forest Trails Athashri - B2 (Sector R26- B2A, B2B, B2C) of the Project [Maha RERA Registration Number:- Applied For] situated on the Sector No.R-26, Survey No 16/1 and others demarcated by its boundaries Latitude 18° 30' 41" N , Longitude 73° 04' 44" 02.76" E , By G4, G4 A, OS 13 to the East, By part of G 61 and beyond that 12.0 m town ship road to the West, by G 61 to the North, G 61 and portion of 12.0 m township road to the South of Division-Pune, Village – Mouje Bhugaon, Taluka – Mulshi, District-Pune 411042 admeasuring 9913.274 sq.mts. Area being developed by Paranjape Schemes (Construction) Ltd.

Ref: MahaRERA Registration Number Applied

Sir,

I/ We Chandrashekhar Pingale have undertaken assignment of certifying Estimated Cost for 3 Wing(s) of the Forest Trails Athashri –B2 (Sector R26- B2A, B2B, B2C) of the Project [Maha RERA Registration Number:- Applied For] situated on the Sector No.R-26, Survey No 16/1 and others demarcated by its boundaries Latitude 18° 30' 41" N Longitude 73° 04' 44" 02.76" E , By G4, G4 A, OS 13 to the East, By part of G 61 and beyond that 12.0 m town ship road to the West, by G 61 to the North, G 61 and portion of 12.0 m township road to the South of Division - Pune Village - Mouje Bhugaon, Taluka - Mulshi , District-Pune 411042 admeasuring 9913.274 sq.mts. Area being developed by Paranjape Schemes (Construction) Ltd.

1. Following technical professionals are appointed by Owner /

Promoter:-

- (i) Ar. Radhika A. Vaidya as L.S. / Architect ;
- (ii) M/s JW Consultants LLP as Structural Consultant
- (iii) M/s Aquamate Consultants Pvt. Ltd as MEP Consultant
- (iv) Koumudi Bhandarkar 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 Koumudi Bhandarkar 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. 88,68,92,818 /- (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 PCMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 12,61,90,235/- (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 PCMC is estimated at Rs. 76,07,02,583/- (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 - 1

Building /Wing bearing Number____ or called **Forest Trails Athashri-B2**
(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 June-2017 date of Registration is	<u>Rs. 64,65,46,702</u>
2	Cost incurred as on June-2019 (based on the Estimated cost)	<u>Rs. 1,02,47,796/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>1.59%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 63,62,98,906/-</u>
5	Cost Incurred on Additional /Extra Items as on June-2019 not included in the Estimated Cost (Annexure A)	<u>Rs. NIL</u> /-

TABLE B
(to be prepared for the entire registered phase of the Real Estate Project)

Particulars	Amounts
Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on June-2017 date of Registration is	<u>Rs. 24,03,46,116/-</u>
Cost incurred as on June-2019 (based on the Estimated cost)	<u>Rs. 11,59,42,439/-</u>
Work done in Percentage (as Percentage of the estimated cost)	<u>48.24%</u>
Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 12,44,03,677/-</u>
Cost Incurred on Additional /Extra Items as on June-2019 not included in the Estimated Cost (Annexure A)	<u>Rs. Nil /-</u>

Yours Faithfully



Signature of Engineer

*** 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)

FORM-2

ENGINEER'S CERTIFICATE

Date: 30/09/2019

To

The Paranjape Schemes (Construction) Ltd
Cts No.988 101, Somnath Ram Mandir Road Vile Parle (E) Near Tilak Mandir
Maharashtra Mumbai 400057

Subject:

Certificate of Cost Incurred for Development of 3 Wing(s) of the Forest Trails Athashri - B2 (Sector R26- B2A, B2B, B2C) of the Project [Maha RERA Registration Number:- Applied For] situated on the Sector No.R-26, Survey No 16/1 and others demarcated by its boundaries Latitude180 30'41"N , Longitude73044'02.76"E , By G4,G4 A,OS 13 to the East, By part of G 61 and beyond that 12.0 m town ship road to the West, by G 61 to the North, G 61 and portion of 12.0 m township road to the South of Division-Pune, Village – Mouje Bhugaon, Taluka – Mulshi, District-Pune 411042 admeasuring 9913.274 sq.mts. Area being developed byby Paranjape Schemes (Construction) Ltd.

Ref: MahaRERA Registration Number Applied

Sir,

I/ We Chandrashekhar Pingale have undertaken assignment of certifying Estimated Cost for 3 Wing(s) of the Forest Trails Athashri –B2 (Sector R26- B2A, B2B, B2C) of the Project [Maha RERA Registration Number:- Applied For] situated on the Sector No.R-26, Survey No 16/1 and others demarcated by its boundaries Latitude180 30'41"N Longitude73044'02.76"E , By G4,G4 A,OS 13 to the East, By part of G 61 and beyond that 12.0 m town ship road to the West, by G 61 to the North, G 61 and portion of 12.0 m township road to the South of Division - Pune Village - Mouje Bhugaon, Taluka - Mulshi ,District-Pune 411042 admeasuring 9913.274 sq.mts. Area being developed by Paranjape Schemes (Construction) Ltd.

1. Following technical professionals are appointed by Owner /

Promoter:-

- (i) Ar. Radhika A. Vaidya as L.S. / Architect ;
- (ii) M/s JW Consultants LLP as Structural Consultant
- (iii) M/s Aquamate Consultants Pvt. Ltd as MEP Consultant
- (iv) Koumudi Bhandarkar 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 Koumudi Bhandarkar 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. 88,68,92,818 /- (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 PCMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 23,30,87,425/- (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 PCMC is estimated at Rs. 65,38,05,393/- (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 - 1

Building /Wing bearing Number____ or called **Forest Trails Athashri-B2**
(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 June 2017 date of Registration is	<u>Rs. 64,65,46,702</u>
2	Cost incurred as on Sep-2019 (based on the Estimated cost)	<u>Rs. 11,55,34,675/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>17.87%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 53,10,12,027/-</u>
5	Cost Incurred on Additional /Extra Items as on Sep-2019 not included in the Estimated Cost (Annexure A)	<u>Rs. NIL</u> /-

TABLE B
(to be prepared for the entire registered phase of the Real Estate Project)

Particulars	Amounts
Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on June 2017 date of Registration is	<u>Rs. 24,03,46,116/-</u>
Cost incurred as on Sep-2019 (based on the Estimated cost)	<u>Rs. 11,75,52,750 /-</u>
Work done in Percentage (as Percentage of the estimated cost)	<u>48.91%</u>
Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 12,27,93,366/-</u>
Cost Incurred on Additional /Extra Items as on Sep-2019 not included in the Estimated Cost (Annexure A)	<u>Rs. Nil /-</u>

Yours Faithfully



Signature of Engineer

*** 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)

FORM-2

ENGINEER'S CERTIFICATE

Date: 30/12/2019

To

The Paranjape Schemes (Construction) Ltd
Cts No.988 101, Somnath Ram Mandir Road Vile Parle (E) Near Tilak Mandir
Maharashtra Mumbai 400057

Subject:

Certificate of Cost Incurred for Development of 3 Wing(s) of the Forest Trails Athashri - B2 (Sector R26- B2A, B2B, B2C) of the Project [Maha RERA Registration Number:- Applied For] situated on the Sector No.R-26, Survey No 16/1 and others demarcated by its boundaries Latitude180 30'41"N , Longitude73044'02.76"E , By G4,G4 A,OS 13 to the East, By part of G 61 and beyond that 12.0 m town ship road to the West, by G 61 to the North, G 61 and portion of 12.0 m township road to the South of Division-Pune, Village – Mouje Bhugaon, Taluka – Mulshi, District-Pune 411042 admeasuring 9913.274 sq.mts. Area being developed byby Paranjape Schemes (Construction) Ltd.

Ref: MahaRERA Registration Number Applied

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Promoter:-

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- (ii) M/s JW Consultants LLP as Structural Consultant
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- (iv) Koumudi Bhandarkar 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 Koumudi Bhandarkar 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. 88,68,92,818 /- (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 PCMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 24,43,37,798/- (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 PCMC is estimated at Rs. 64,25,55,020 /- (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 - 1

Building /Wing bearing Number____ or called **Forest Trails Athashri-B2**
(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 June 2017 date of Registration is	<u>Rs. 64,65,46,702</u>
2	Cost incurred as on Dec-2019 (based on the Estimated cost)	<u>Rs. 12,67,46,658/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>19.60%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 51,98,00,044 /-</u>
5	Cost Incurred on Additional /Extra Items as on Dec-2019 not included in the Estimated Cost (Annexure A)	<u>Rs. NIL /-</u>

TABLE B
(to be prepared for the entire registered phase of the Real Estate Project)

Particulars	Amounts
Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on June 2017 date of Registration is	<u>Rs. 24,03,46,116/-</u>
Cost incurred as on Dec-2019 (based on the Estimated cost)	<u>Rs. 11,75,91,140 /-</u>
Work done in Percentage (as Percentage of the estimated cost)	<u>48.93%</u>
Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 12,27,54,976/-</u>
Cost Incurred on Additional /Extra Items as on Dec-2019 not included in the Estimated Cost (Annexure A)	<u>Rs. Nil /-</u>

Yours Faithfully



Signature of Engineer

*** 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)

FORM-2

**ENGINEER'S
CERTIFICATE**

Date: 30/03/2020

To

The Paranjape Schemes (Construction) Ltd
Cts No.988 101, Somnath Ram Mandir Road Vile Parle (E) Near Tilak Mandir
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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 Koumudi Bhandarkar 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. 88,68,92,818 /- (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 PCMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 26,05,04,463.22 /- (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 PCMC is estimated at Rs. 62,63,88,354.78 /- (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 - 1

Building /Wing bearing Number_____ or called **Forest Trails Athashri-B2**
(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 June 2017 date of Registration is	<u>Rs:</u> <u>88,68,92,818.0/-</u>
2	Cost incurred as on Mar-2020 (based on the Estimated cost)	<u>Rs.</u> <u>14,29,13,323/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>22.10%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs 50,36,33,379 /-</u>
5	Cost Incurred on Additional /Extra Items as on Mar-2020 not included in the Estimated Cost (Annexure A)	<u>Rs. NIL</u> /-

TABLE B
(to be prepared for the entire registered phase of the Real Estate Project)

Particulars	Amounts
Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on June 2017 date of Registration is	<u>Rs. 24,03,46,116/-</u>
Cost incurred as on Mar-2020 (based on the Estimated cost)	<u>Rs. 11,75,91,140.22/-</u>
Work done in Percentage (as Percentage of the estimated cost)	<u>48.93%</u>
Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 12,27,54,975.78 /-</u>
Cost Incurred on Additional /Extra Items as on June 2022 not included in the Estimated Cost (Annexure A)	<u>Rs. Nil /-</u>

Yours Faithfully



Signature of Engineer

*** 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)