

**AGRE INDIA
ENGINEERING CONSULTANCY**

HEAD OFFICE : S/NO-01, VISHAL PARK, MAGARAPATTA ROAD, HADPASAR, PUNE - 411028

INDIA, TEL +91-9527454345 FAX +9860282828 E MAIL : contact@agreindia.com

WEB : www.agreindia.com

GUJRAT BRANCH OFFICE : SR.NO-105/A-2, OPPOSITE SUGAR FACTORY CHAIR RASTA GANDEVI, NAVSARI-GUJRAT-60
contact@agreindia.com



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**FORM 2
ENGINEER'S CERTIFICATE**

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date: 10/12/2021

To

**M/s. AGN Ventures, M/s. Eagle Developers
& Bhosale Patel Parmar Properties**

Address : 709/710, Shop Zone,

Above Colors Showroom,

M.G Road, Near Bank Of India,

Ghatkopar (West), Mumbai - 400086.

Subject : Certificate of Cost Incurred for Development of The Mpire, Fursungi, Pune. For Construction of Building-C situated on the Survey no. 236, 5A/1, 5B/1, 5B/2, Village - Fursungi, Tal - Haveli, Dist- Pune, demarcated by its boundaries (18°28'34.61"N 73°58'35.42"E) S.no. 236(P), Hissa No.4 to the North, (18°28'30.88"N 73°58'34.65"E) S.no. 236(P) to the South, (18°28'31.52"N 73°58'37.77"E) adj. nala to the East, (18°28'31.89"N 73°58'31.12"E) S. No. 235 to the West of Division Pune, Village - Fursungi, Tal - Haveli, Dist- Pune, PIN- 412308 admeasuring 23280 sq.mts. area being developed by M/s. AGN Ventures, M/s. Eagle Developers & Bhosale Patel Parmar Properties.

Ref : Maha RERA Registration Number: P52100025862

Sir,

We, M/s. Agre India Engg. Consultancy through Mr. Ketan Khatri has undertaken assignment as a Cost Consultant Engineer of certifying Estimated Cost for The Mpire Project, Fursungi, Pune. For Building-C situated on the Survey no. 236, 5A/1, 5B/1, 5B/2, Village - Fursungi, Tal - Haveli, Dist- Pune, demarcated by its boundaries (18°28'34.61"N 73°58'35.42"E) S.no. 236(P), Hissa No.4 to the North, (18°28'30.88"N 73°58'34.65"E) S.no. 236(P) to the South, (18°28'31.52"N 73°58'37.77"E) adj. nala to the East, (18°28'31.89"N 73°58'31.12"E) S. No. 235 to the West of Division Pune, Village - Fursungi, Tal - Haveli, Dist- Pune, PIN- 412308 admeasuring 23280 sq.mts. area being developed M/s. AGN Ventures, M/s. Eagle Developers & Bhosale Patel Parmar Properties.

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1. Following technical professionals are appointed by Owner / Promoter:-
 - (i) M/s. Rao Arch Through Rahul Londhe as Architect / Engineer
 - (ii) M/s. The Axis Structural Consultants Through Mr. Rajesh Nigade as Structural Consultant.
 - (iii) M/s. Viscon Consultants Through Mr. Vishal Borate as Plumbing Consultant
 - (iv) M/s. Penguin Electrical Consultancy Through Mr. Nilesh Misal as Electrical Consultant
 - (v) M/s. Agre India Engg. Consultancy Through Mr. Ketan Khatri as Cost Consultant
 - (vi) Mr. Ajay Yerpude as a Site Engineer /Supervisor.
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 C of The Mpire 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 appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer.
3. We estimate Total Estimated Cost of completion of the building C of the aforesaid project under reference as Rs.17,75,00,000/- (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 C from the Pune Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs.3,71,20,500/- (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 C of the subject project to obtain Occupation Certificate / Completion Certificate from Pune Municipal Corporation (planning Authority) is estimated at Rs.14,03,79,500/- (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 dated 30.09.2021 is as given in Table A and B below.

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FORM-2 [see Regulation 3]			
ENGINEER'S CERTIFICATE UPTO 30.09.2021			
Table A - THE MPIRE PROJECT			
BUILDING C - TORNA PHASE II			
Sr. No	Particulars	Amounts	
1	Total Estimated cost of the building C as on 23.07.2020 Date of Registration is	Rs.	16,50,00,000
2	Cost incurred as on 30.09.2021 (based on the Estimated cost)	Rs.	3,49,00,000
3	Work done in Percentage as on 30.09.2021 (as Percentage of the estimated cost)	Rs.	21.15%
4	Balance Cost to be Incurred as on 30.09.2021 (Based on Estimated Cost)	Rs.	13,01,00,000
5	Cost Incurred on Additional /Extra Items as on as on 30.09.2021 not included in the Estimated cost (Annexure A)	Rs.	-NA-

Table B - THE MPIRE PROJECT			
BUILDING C - TORNA PHASE II			
Sr. No	Particulars	Amounts	
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 23.07.2020 date of Registration is	Rs.	1,25,00,000
2	Cost incurred as on 30.09.2021 (based on the Estimated cost)	Rs.	22,20,500

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3	Work done in Percentage as on 30.09.2021 (as Percentage of the estimated cost)	Rs.	17.76%
4	Balance Cost to be Incurred as on 30.09.2021 (Based on Estimated Cost)	Rs.	1,02,79,500
5	Cost Incurred on Additional /Extra Items as on 30.09.2021 not included in the Estimated Cost (Annexure A)	Rs.	-NA-

Yours Faithfully,

Signature of Engineer



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