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ENGINEERING CONSULTANCY

HEAD OFFICE: 5/NO-01, VISHAL PARK, MAGARAPATTA ROAD, HADAPSAR, PUNE - 411028
INDIA. TEL: +91-9527454345 FAX: +9160282828 E-MAIL: contact@agreindia.com V/E: www.agreindia.com

GUJARAT BRANCH OFFICE: 14/NO-105/A-2, OPPOSITE SUGAR FACTORY CHIAH PASTA GAHOLVI, HAVSARI-GUJARAT-60
contact@agreindia.com

Annexure- II

FORM 2

ENGINEER'S CERTIFICATE

Date: 23/01/2023

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 having MahaRERA Registration Number P52100025862 situated on the Survey no. 236, 5A/1, 5B/1, 5B/2, 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.

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 having MahaRERA Registration Number P52100025862 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, (10°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°28'31.69"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.

1. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of Internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings & plans made available to us for the project under reference by the Developer/ Consultants. The Schedule of

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GUJARAT BRANCH OFFICE: SR.NO-105/A-2, OPPOSITE SUGAR FACTORY CHAR RASTA GANDEVI, HAVSARI-GUJPAT-50
contact@agreindia.com

Rems and quantity required for the entire work as calculated by Quantity Surveyor appointed by Developer/Engineer. The assumption of the cost of material, labour and other inputs made by developer. And the site inspection carried out by us to ascertain/ confirm the above analysis given to us

2. We estimate Total Estimated Cost of completion of the building C of the aforesaid project under reference as Rs.20,00,00,000/- (Total of Table A and B) at the time of registration. The estimated Total Cost of project is with reference to the Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and 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.
3. The Estimated Cost Incurred till date is calculated at Rs.14,12,15,000/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of input materials/services used and unit cost of these items.
4. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the Project is estimated at Rs.5,87,85,000/- (Total of Table A and B).
5. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed as on the dated 31.12.2022 is as given in Table A and B below:

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INDIA, TEL +91-9527454345 FAX +9860282828 E MAIL : contact@agreindia.com WEB : www.agreindia.comGUJRAT BRANCH OFFICE : SR.NO-105/A-2, OPPOSITE SUGAR FACTORY CHAR RASTA GANDEVI, NAVSARI-GUJRAT-60
contact@agreindia.com**FORM-2 [see Regulation 3]****ENGINEER'S CERTIFICATE UPTO 31.12.2022****Table A - THE MPIRE PROJECT****BUILDING C - TORNA PHASE II**

Sr. No	Particulars	Amounts	
1	Total Estimated cost of the building C as on date of Registration is	Rs.	18,75,00,000
2	Cost incurred as on 31.12.2022 (based on the Estimated cost)	Rs.	13,84,00,000
3	Work done in Percentage as on 31.12.2022 (as Percentage of the estimated cost)	Rs.	73.81%
4	Balance Cost to be Incurred as on 31.12.2022 (Based on Estimated Cost)	Rs.	4,91,00,000
5	Cost Incurred on Additional /Extra Items as on as on 31.12.2022 not included in the Estimated cost (Table C)	Rs.	-NA-

Table B - THE MPIRE PROJECT, BUILDING C - TORNA PHASE II**Internal & External Development Works in Respect of the Registered Phase**

Sr. No	Particulars	Amounts	
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	Rs.	1,25,00,000
2	Cost incurred as on 31.12.2022 (based on the Estimated cost)	Rs.	28,15,000
3	Work done in Percentage as on 31.12.2022 (as Percentage of the estimated cost)	Rs.	22.52%
4	Balance Cost to be Incurred as on 31.12.2022 (Based on Estimated Cost)	Rs.	96,85,000
5	Cost Incurred on Additional /Extra Items as on 31.12.2022 not included in the Estimated Cost (Table C)	Rs.	-NA-

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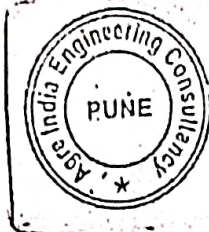
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HEAD OFFICE : S/NO-01, VISUAL PARK, MAGARAPATTA ROAD, HADAPSAR, PUNE - 411028
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contact@agreindia.com

Yours Faithfully,



Signature of Engineer

Name: M/s. Agre India Engg. Consultancy through Mr. Ketan Khatri

Agreed and Accepted by:

For EAGLE DEVELOPERS

Signature of Promoter

PARTNER

Name: M/s. AGN Ventures, M/s. Eagle Developers & Bhosale Patel Parmar Properties Through
Abhishek Patel



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