FORM-2

[*See* Regulation 3]

ENGINEER'S CERTIFICATE

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

Date: 24/10/2017

To,

M\S Tirupati Superstructure Pvt Ltd,

Subject: Certificate of Cost Incurred for Development of Tirupati City for Construction Work of 3 No. of Building(s)/ Apartment 1,2& 3 of Tirupati City 4th Phase of the Project [MahaRERA Registration Number:-P50200001506] situated on the Plot bearing C.N. No/CTS No. /SurveyNo. 17/02 Adgaon Najik Kata Demarcated by its boundaries (latitude and longitude of the end points) 9.00M road to the North, Sethi Land to the South road, to the East 9.00M road to the West of IB of Amravati Division, Adgaon village, taluka Washim District Washim. PIN 444505. Admeasuring 5906.2 sq.mts. Area being developed by Tirupati Superstructure Pvt Ltd.

Ref : MahaRERA Registration Number- P50200001506

Sir,

I/ We DESTECH STRUCTURAL CONSULTANTS have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under MahaRERA No P 50200001506, being Tirupati City Phase 4, Building(s)-3 / Apartment 1, 2 & 3 Situated on the plot bearing C.N. No./CTS No./Survey No. 17/2 Plot No.02 AML of Amravati Division ,Adgaon Village Taluka Washim, District Washim. PIN 444505 admeasuring 5906.2 sq.mts. Area being developed by Tirupati Superstructure Pvt Ltd.

Following technical professionals are appointed by Owner / Promoter:—

(i) M/s Chord Desing as Architect ;

(ii) M/s Rahul Darvekar as Structural Consultant

(iii) M/s Skyline as MEP Consultant

(iv) M/s DESTECH STRUCTURAL CONSULTANTS 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 M/s DESTECH STRUCTURAL CONSULTANTS 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. 19,71,45,986 /-(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 TAHSILDAR WASHIM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 1,15,56,135 /- (Total of Table A and B) Upto 24/10/2017. 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 (Planning Authority) is estimated at R s . 18,55,89,851 /- 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

APARTMENT-1

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing As on 20/07/2017 date of Registration	Rs. 4,25,51,596.00/-
2	Cost incurred as on 24/10/2017 (based on the estimated cost)	Rs. 00/-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,25,51,596.00/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. 0

TABLE A

Apartmaent 2

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing As on 20/07/2017 date of Registration	Rs. 6,25,49,719.00/-
2	Cost incurred as on 24/10/2017 (based on the estimated cost)	Rs . 0.00/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6,25,49,719.00/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. 0

TABLE A

Apartmaent 3

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing As on 20/07/2017 date of Registration	Rs. 7,37,01,866.00/-
2	Cost incurred as on 24/10/2017 (based on the estimated cost)	Rs . 1,15,56,135.00/-
3	Work done in Percentage (as Percentage of the estimated cost)	16%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6,21,45,731.00/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. 0

TABLE B

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

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 20/07/2017 date of Registration is	Rs. 1,83,42,808.00/-
2	Cost incurred as on 24/10/2017 (based on the Estimated cost).	Rs. 0.00/-
3	Work done in Percentage (as Percentage of the estimated cost).	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 1, 83, 42,808.00/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A).	Rs. 0

Yours Faithfully,

J. R. Jadhao

Signature of Engineer

Reg. No. CA/2010/48556

*** 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.