FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

Date:07/07/2023.

To,
Gini Citicorp Realty LLP
Office No. 3E, C Wing, First Floor,
Gulmohar Apt., East Street,
Camp, Pune 411001.

Subject: Certificate of Cost Incurred for Development of **"C, G" Wing of the Project Gini Belvista Phase 3 [MahaRERA Registration Number -** P52100032590**] being developed by GINI CITICORP REALTY LLP.**

Sir,
I Siddharth N. Shitole have undertaken assignment of certifying Estimated Cost for **"C, G" Wing of the Project Gini Belvista Phase 3 [MahaRERA Registration Number -** P52100032590**] being developed by GINI CITICORP REALTY LLP.**

1. We have estimated the cost of the 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 calculation is based on the drawings/plans made available to us for the project under reference by the Development/Consultants. The Schedule of item and quantity required for the entire work as calculated by In House Quantity Surveyor* appointed by Developer/Engineer, the assumption of the cost of material, labor and other inputs made by developer and 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 of aforesaid project under reference at Rs 32,44,16,777/-** (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 to be completion of the apartments and for the purpose of obtaining occupation certificate / completion certificate for the building(s) Wing(s)/Layout/Plotted Development from the **PMC** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at **Rs.12,91,48,633/-** (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 item.

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4. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartment and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the project is estimated at **Rs.19,52,68,144/-** (Total of Table A and B).

5. I certify that the Cost of the Civil, MEP and allied work for the apartment and proportionate internal & external works, as specifications mentioned in agreement of sale, of the aforesaid project as completed on the date of this certificate is as given in Table A and B below:

TABLE – A

C, G wing

(To be prepared separately for each Building Wing/layout/ plotted Development of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing/layout/plotted Development as on date of Registration is	Rs. 29,92,07,352
2	Cost incurred as on date of certificate (Based on the Estimated cost)	Rs. 12,75,86,596
3	Work done in Percentage (As Percentage of the estimated cost)	42.64%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 17,16,20,756
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table-C)	0

TABLE B

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. 2,52,09,425
2	Cost incurred as on date of certificate	Rs. 15,62,037
3	Work done in Percentage. (As Percentage of the estimated cost)	6.20%
4	Balance Cost to be Incurred. (Based on Estimated Cost)	Rs. 2,36,47,388

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5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table-C)	0

Yours Faithfully,

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SIDDHARTH N. SHITOLE

PMC REGISTRATION No-REG/PMC/STE/0838/17

Date: 07/07/2023

Agreed and accepted by:

Signature of promoter
GAUTAM HARLALKA

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.
6. Please specify if there are any deviations/qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

Table-C

List of Extra / Additional / Deleted Items considered in Cost

(Which were not part of the original Estimate of Total Cost)

Sr. No	List of Extra/Additional/Deleted Item	Amounts
1		
2		