MOHIT SUDHAKAR CHAUDHARI

CIVIL ENGINEER

B3/15, ABHIJIT PARK, KALEWADI, THERGAON, PUNE – 411033

FORM-2

ENGINEER'S CERTIFICATE

Date :31/03/2025

To,

ELLORA ASIAN REALTY PVT LTD.
Privia prestige,Plot No.26A+46A,
Sector No-CDC,
Chikhli ,
Pimpri-Chinchwad ,Taluka- Haveli,
Dist-Pune-411019

Subject: Certificate of Percentage of Completion of Construction Work of 1Building of the Project **"PRIVIA PRESTIGE"** [**P52100020384**] situated on the plot bearing Plot No. 26A+46A, Sector No. CDC, Chikhli, Pradhikaran Demarcated by boundaries (La- 18°39'49.62"N, Lo-73°48'34.69"E to the North -West to La- 18°39'49.22"N, Lo- 73°48'35.93"E to the North-East to La- 18°39'46.25"N, Lo- 73°48'34.87"E to the South-East to La- 18°39'46.58"N, Lo- 73°48'33.61"E to the South-West) to the North by Road, to the East by Reservation land for parking & petrol pump,, to the West by plot No. 26 & 46 and to the South by Road, Division-Pune, Village- Chikhli ,Taluka-Haveli,District-Pune, Plot Admeasuring 3275.10 sq.mts Area being developed by **ELLORA ASIAN REALTY PVT. LTD.** through Mr.Bhimji Shivji Bhanushali (Director).

Ref : MahaRERA Registration Number :- P52100020384

For Ellora Asian Realty Pvt. Ltd.

Director

MOHIT SUDHAKAR CHAUDHARI
CIVIL ENGINEER
Reg. No.: 176/2015

MOHIT SUDHAKAR CHAUDHARI

CIVIL ENGINEER

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Sir,

1) I/ We **MOHIT SUDHAKAR CHAUDHARI** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Building(s)/ 1 Wing(s) of the 1 Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 26A+46A of Division Sector CDC Village Chikhli Taluka Haveli Distric Pune PIN 411019 admeasuring 3275.10 sq.mts. area being developed by Ellora Asian Realty Pvt Ltd.

Following technical professionals are appointed by Owner / Promoter :--

I. M/s / Shri Shekhar Kokane as L.S. / Architect ;

II. M/s / Shri G.A.Bhilare as Structural Consultant

III. M/s / Shri Mr. Deepak Landage site Engineer

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 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. 40,00,00,000/- (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(s) from the **Pimiri Chinchwad mahanagar Corporation** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

MOHIT SUDHAKAR CHAUDHARI
CIVIL ENGINEER
Reg. No.: 176/2015

For Ellora Asian Realty Pvt. Ltd.

Director

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4) The Estimated Cost Incurred Till date is Calculated at Rs. 37,69,80,000/- (Total of table A and B) the Amount of Estimated Cost incurred is Calculated on the basis of input materials/Services used and unit cost of these items.
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 (Planning Authority) is estimated at Rs. 2,30,20,000/-
6) I Certify that 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 on the date of this Certificate is as given in Table A and B below:

TABLE A

BUILDING CALLED " PRIVIA PRESTIGE"

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration	Rs. 39,00,00,000/-
2	Cost incurred as on (based on the Estimated cost)	Rs. 37,49,80,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	96%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,50,20,000/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	-

MOHIT SUDHAKAR CHAUDHARI
CIVIL ENGINEER
Reg. No.: 176/2015

For Ellora Asian Realty Pvt. Ltd.

Director

MOHIT SUDHAKAR CHAUDHARI

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TABLE B

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	1,00,00,000/-
2	Cost incurred as on (based on the Estimated cost).	20,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost).	20%
4	Balance Cost to be Incurred (Based on Estimated Cost).	80,00,000/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A).	-

M.S. CHAUDHARI PUNE

Yours Faithful
Signature of Engineer.

(MOHIT SUDHAKAR CHAUDHARI)
REG NO. 176/2015

Agreed and Accepted by:
For Ellora Asian Realty Private Limited

Authorized Signatory
Date : - 31/03/2025

ELLORA ASIAN REALTY PVT. LTD.