



project management | engineering | quantity survey

PANORA infrastructure

Date: 24.7.2017

ENGINEER'S CERTIFICATE

To
Yogesh P. Thakkar
NISARG NIRMAN DEVELOPERS
310, 3RD FLOOR, SECTOR 17, PLOT NO.83,
VASHI, NAVI MUMBAI - 400703.

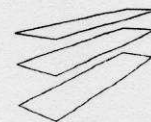
Subject: Certificate of Cost Incurred for Development of "NISARG GREENS" being 6 Nos. of Buildings (Bldg No. 7,8,13,14,15,16) of Phase -II-A of the 'NISARG GREENS' Project situated on Plot bearing CS no.9167 (MIDC Land), demarcated by its boundaries (19.197584-latitude, 73.198817 -longitude), phase 1 (completed) of the same project to the North, Navare Nagar Road to the South, future development of the same project to the East, private land to the West at Ambernath (East) - 421501 admeasuring 17588.80 sqm of the entire plot of 102071.00 sq.mt area being developed by M/s.NisargNirman Developers.

Sir,

I Mr. Ketan Kapadia have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 6 Buildings (Bldg No. 7,8,13,14,15,16) situated on Plot no RH-1, 'B' Cabin Road, Near Navare Nagar, Ambernath (E), District Thane PIN 421501 admeasuring 17588.80 sq.mts. area being developed by M/s NISARG NIRMAN DEVELOPERS.

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) M/s.Homework as Architect ;
 - (ii) M/s.Epicons Consultants Pvt.Ltd as Structural Consultant
 - (iii) M/s.Epicon Design Solutions as Plumbing Consultant
 - (iv) M/s Bahulekar & Associates Consulting Engineers as Electrical Consultant
 - (v) M/s Panora Infrastructure as Project Management Consultants

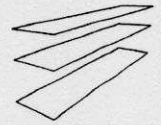
1. I have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied works, of this 6 Buildings (Bldg No. 7,8,13,14,15,16) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by us on being appointed by Developer, and the assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us.



2. I estimate Total Estimated Cost of completion of this 6 buildings (Bldg No. 7,8,13,14,15,16) of the aforesaid project under reference as Rs.127,70,54,783/- (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 Maharashtra Industrial Development Corporation (MIDC) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at Rs. 10,86,30,478.00. (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of amount of Total Estimated Cost.
4. The Balance cost of Completion of the Civil, MEP and Allied works of the Buildings ((Bldg No. 7,8,13,14,15,16) of the subject project to obtain Occupation Certificate / Completion Certificate from Maharashtra Industrial Development Corporation (MIDC) (planning Authority) is estimated at Rs. 116,84,24,305.00 (Total of Table A and B).
5. 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

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on date of Registration is	Rs.108,63,04,783.00
2.	Cost incurred as on 24/07/2017 (based on the Estimated cost)	Rs.10,86,30,478.00
3.	Work done in Percentage (as Percentage of the estimated cost)	10.00%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.97,76,74,305.00



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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	Rs.19,07,50,000.00
2.	Cost incurred as on 24/07/2017 (based on the Estimated cost)	Rs. NIL
3.	Work done in Percentage (as Percentage of the estimated cost)	00.00%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.19,07,50,000.00

Yours Faithfully

Signature of Engineer

Mr. Ketan Kapadia

