

SUMIT R PAHURKAR

401, E WING SAI SHIRADDHA COMPLEX KATRAP BADLAPUR (E) THANE- 421503

FORM - 2

ENGINEER'S CERTIFICATE

Date: 31/12/2020

To,

M/s. Prajapati Developers

406-407, Persipolis, Plot No. 74,

Sector No. 17, Vashi,

Navi Mumbai – 400703

Subject: Certificate of Cost Incurred for Development of Prajapati Magnum for Construction of G+19 building A/B/C Wing of the 1 Phase (MahaRERA Registration Number)situated on the Plot no46B, Sector-47,Dronagiri, Taluka-Uran, District-Raigad, Pin-400703 demarcated by its boundaries 72 57 46.29 – 18 52 41.56, 72 57 46.66 – 18 52 36.80, 72 57 43.48 – 18 52 41.27, 72 57 43.82 – 18 52 36.57 admeasuring 7264 sq.mts. are a being developed by M/s Prajapati Developers

Ref.: MahaRERA Registration Number P52000001121

Sir,

1. I Mr.Sumit R Pahurkar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA **P52000001121**, being 1 building and 3 wings of 1 Phase of Prajapati Magnum situated on the Plot no46B,SECTOR-47,DRONAGIRI,NAVI MUMBAI URAN District RAIGAD PIN 400703 admeasuring 7264sq.mts. area being developed by M/S Prajapati Developers.
2. Following technical professionals are appointed by Owner / Promoter:
 - i) M/s SOYUZ TALIB ARCHITECTS as architect
 - ii) M/s STRUCTURAL CONCEPT DESIGN PRIVATE LIMITED as structural consultant
 - iii) M/s ENGINEERING CREATIONS PUBLIC HEALTH COSULTANCY PRIVATE LIMITED (plumbing and fire)
 - iv) M/s RAHUL ABHIYANTRIKIYA PRIVATE LIMITED (ELECTRICAL consultant)
 - v) Mr. SUMIT R PAHURKAR as Quantity Surveyor*

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3. We have estimated the cost of the completion to obtain Occupation Certificate / Completion Certificate, of the Civil, MEP and allied works, of the Building 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 Mr. Sumit R Pahurkar as 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.
4. We estimate Total Estimated Cost of Completion of the building (s) of the aforesaid project under reference as Rs.701249079/- (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 building(s) from the CIDCO being the Planning authority under whose jurisdiction the aforesaid project is being implemented.
5. The estimated cost incurred till date is calculated at Rs.547762119/- (Total of Table A & B.) The Amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
6. 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 CIDCO (Planning Authority) is estimated at Rs.128486958/- (Total of Table A & B.)
7. 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 & B below:

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Building 'Prajapati Magnum' Wing A

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building / wing A as on _____ date of Registration is	Rs.252,987,354/-
2	Cost incurred as on 31/12/2020 (based on the Estimated Cost)	Rs.217569124/-
3	Work done in Percentage (as Percentage of the estimated cost)	86%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 35418229/-
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____ /-

Building 'Prajapati Magnum' Wing B

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building / wing B as on _____ date of Registration is	Rs.214,073,348/-
2	Cost incurred as on 31/12/2019 (based on the Estimated Cost)	Rs.169117945/-
3	Work done in Percentage (as Percentage of the estimated cost)	79%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.44955403/-
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____ /-

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Building 'Prajapati Magnum' Wing C

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building / wing C as on _____ date of Registration is	Rs.209,188,377/-
2	Cost incurred as on 31/12/2019 (based on the Estimated Cost)	Rs.161075050/-
3	Work done in Percentage (as Percentage of the estimated cost)	77%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.48113326/-
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____/-

TABLE B

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

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.25,000,000/-
2	Cost incurred as on _____ (based on the Estimated Cost)	Rs.0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance cost to be Incurred (Based on Estimated Cost)	Rs.25000000/-
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____/-

Yours Faithfully

SUMIT R PAHURKAR (B.E. CIVIL)

Signature of Engineer
SUMIT R. PAHURKAR
(B.E. CIVIL)

Kahurkar

ENGINEER