

Vilas Agharkar

B.E. (CIVIL) Bom.

A.M.I. (STRUCT) E

Mob. : 9822557067



Flat No. 102, Rashmi Co-op Hsg. Soc.,

Near Chaitanya Hospital,

Sinhgad Road, Pune - 411030.

E-mail : agharkar_vilas@rediffmail.com

AGHARKAR CONSULTANTS

CIVIL ENGINEERING CONSULTANTS

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

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

Date: 17.07.2017

To
Nelfion Infra
92 / 2A, 2B, 93A / 4 & 5
Dasturi Naka,
Raigad Road,
Mahad - 402 301.

Subject: Certificate of Cost Incurred for Development of Indraprasth for Construction of building No. 1 & building No. 2 (MahaRERA Registration Number _____) situated on the Plot bearing CTS No. 92/2A & 2B, 786/4 & 786/5 demarcated by its boundaries (latitude and longitude of the end points) _____ to the North _____ to the South _____ to the East _____ to the West of village Mahad, taluka Mahad, District - Mahad, PIN 402 301. admeasuring 3340 sq.mts. area being developed by Nifion Infra

Ref: MahaRERA Registration Number _____

Sir,

I M/S Agharkar Consultants have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under MahaRERA, being Indraprastha Building No. 1 situated on the plot bearing C.T.S. No. 92/2A & 2B, 786/4 & 786/5 village Mahad, Taluka Mahad, District Raigad, PIN 402 301 admeasuring 3340 sq.mts. area being developed by [Owner/Promoter]

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

- (i) M/s Agharkar Consulting Engineers Pvt. Ltd. as Architect ;
- (ii) M/s Agharkar Consulting Engineers Pvt. Ltd. as Structural Consultant
- (iii) M/s _____ as MEP Consultant
- (iv) M/s Agharkar 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 Agharkar Consutants quantity Surveyor* appointed by

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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. 9,59,00,000/- (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 Mahad Municipal Council being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 2,23,60,000/- (Total of Table A and B). 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 Mahad Municipal Council (planning Authority) is estimated at Rs 7,35,40,000/- (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**Building Number 1**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 17.07.2017 date of Registration is	Rs. 5,96,00,000/-
2	Cost incurred as on 17.07.2017 (based on the Estimated cost)	Rs. 2,08,60,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	35 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,87,40,000/-
5	Cost Incurred on Additional /Extra Items as on 17.07.2017 not included in the Estimated Cost (Annexure A)	Rs. NIL /-

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Building Number 2

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 17.07.2017 date of Registration is	Rs. 2,98,00,000/-
2	Cost incurred as on 17.07.2017 (based on the Estimated cost)	Rs. NIL/-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,98,00,000/-
5	Cost Incurred on Additional /Extra Items as on 17.07.2017 not included in the Estimated Cost (Annexure A)	Rs. NIL /-

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 17.07.2017_ date of Registration is	Rs. 65,00,000/-
2	Cost incurred as on 17.07.2017 (based on the Estimated cost)	Rs. 15,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	23 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 50,00,000/-
5	Cost Incurred on Additional /Extra Items as on 17.07.2017 not included in the Estimated Cost (Annexure A)	Rs. NIL /-

Yours Faithfully
For Agharkar Consultants
Vilas K. Agharkar

AM 460

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*** 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.