



Suyog Associates

Architects, Engineers & Interior Designers

Gala No. 1 & 2, Gujarati School, Opp. Hira Marriage Hall, Ulhasnagar - 421 002.

Ref. No.

Date : _____

ENGINEER'S CERTIFICATE

To,

Shri Nitin Tare & Other's

CTS No. 21534, 21552, Plot No. 253,

Section-3 A & Adjacent space, Sheet No.29,

Ulhasnagar-421003.

Ref.:— UMC/TPD/BP/71/22/332, dated 20/07/2022

Subject – Certificate of Cost Incurred for Development of Project construction of Residential Buildings (MahaRERA Registration Number) situated on the Plot bearing, **CTS No. 21534, 21552, Plot No. 253, Section-3 A & Adjacent space, Sheet No.29, Ulhasnagar-421003.** demarcated by its boundaries (latitude and longitude of the end points) Registration Sub-district Ulhasnagar to the North Road, South – Passage and B.K.no. – 1585, , East – Passage on B.K. no.- 1584, West- Property of Murali Ramrkhyani and Others, 365.70 sq.mts. area being developed by **Shri Nitin Tare & Other's.**

Ref.:—Maha RERA Registration Number _____

Sir,

I/We, **SHIVANI S. SATALE** have undertaken assignment of certifying Estimated Cost for the subject Real estate project proposed to be registered under MahaRera, being **Residential Buildings/ Comm. Building** situated on the plot bearing **CTS No. 21534, 21552, Plot No. 253, Section-3 A & Adjacent space, Sheet No.29, Ulhasnagar-421003.** admeasuring **255.94** sq.m. Area being developed by **Shri Nitin Tare & Other's.**

NOTE :Total Area with payment of premium 886.95 sq.m

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

- I) M/s. Suyog Associates as Architects ;
(Miss. Shivani Satale, Lic. No.04/21)
- II) M/s. Suyog Associates as Structural Consultant ;
(Miss. Shivani Satale, Lic. No.05/21)
- III) Mr. Not appointed by client as MEP Consultant (Electrical) ;
- IV) Mr. Suyog Associates 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 buildings of the project. Our estimated cost calculations are based on Drawings/Plans made available to us for the project under reference by the Developer and Consultant and the schedule of Times and Quantity of the entire work as calculated by **M/s Suyog Associates** appointed by the Developer/Engineer, and the assumption of the cost of material, Labour and other inputs made by the developer, and the site inspections carried out by us.
3. We estimate Total estimated cost of completion of buildings of the aforesaid project under reference as **Rs 2,66,08,500/-**-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 buildings from the **Ulhasnagar Municipal Corporation** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The estimated cost incurred till date is calculate at **Rs 0 /-** . The amount of estimated cost incurred is calculated on the base of amount of Total Estimate cost.
5. The Balance cost of the completion of the Civil/ MEP and allied works of the buildings of the subject project to obtain Occupancy certificate/Completion Certificate from **Ulhasnagar Municipal Corporation** (Planning Authority) is estimated at **Rs 2,66,08,500/-**
6. I certify that cost of the Civil/ MEP and allied works for the aforesaid project as completed on the date of this certificate is as given in Table A & B below.

1. Following technical Professionals are appointed by Owner/Promoter:-
 - I) M/s. Suyog Associates as Architects ;
(Miss. Shivani Satale, Lic. No.04/21)
 - II) M/s. Suyog Associates as Structural Consultant ;
(Miss. Shivani Satale, Lic. No.05/21)
 - III) Mr. Not appointed by client as MEP Consultant (Electrical) ;
 - IV) Mr. Suyog Associates 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 buildings of the project. Our estimated cost calculations are based on Drawings/Plans made available to us for the project under reference by the Developer and Consultant and the schedule of Times and Quantity of the entire work as calculated by **M/s Suyog Associates** appointed by the Developer/Engineer, and the assumption of the cost of material, Labour and other inputs made by the developer, and the site inspections carried out by us.
3. We estimate Total estimated cost of completion of buildings of the aforesaid project under reference as **Rs 2,66,08,500/-**. 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 buildings from the **Ulhasnagar Municipal Corporation** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The estimated cost incurred till date is calculate at **Rs 0 /-** . The amount of estimated cost incurred is calculated on the base of amount of Total Estimate cost.
5. The Balance cost of the completion of the Civil/ MEP and allied works of the buildings of the subject project to obtain Occupancy certificate/Completion Certificate from **Ulhasnagar Municipal Corporation** (Planning Authority) is estimated at **Rs 2,66,08,500/-**
6. I certify that cost of the Civil/ MEP and allied works for the aforesaid project as completed on the date of this certificate is as given in Table A & B below.

TABLE – A
Building No. 1

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/Wings as on 21/07/2022 date of Registration is -----	<u>Rs 2,66,08,500/-</u>
2	Cost incurred as on 21/07/2022 (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)	<u>Rs 2,66,08,500/-</u>
5	Cost incurred on Additional/Extra items as on 21/07/2022 Not included in the estimated cost (Annexure A)	Rs.NIL/-

TABLE – B
(Building No. 1)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the internal and External Development works including amenities and facilities in the layout as on 25/10/2021 date of Registration	Rs./-
2	Cost incurred as on 25/10/2021 (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.
5	Cost incurred on Additional/Extra items as on 25/10/2021 Not included in the estimated cost (Annexure A)	Rs. Nil /-

Yours Faithfully

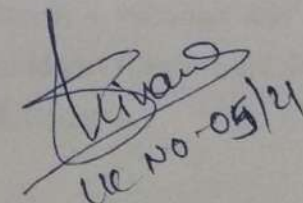
Note :

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.
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. (**) Balance Cost to be incurred (4) may vary from Difference between Total estimated Cost(1) and Actual cost incurred (2) due to deviation in quantity required/escalation of cost etc.. 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.
4. All components of work with specifications are indicative and not exhaustive.
5. Please specify if there are any deviations/qualifications. Example: Any deviation 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 Items	Amounts (In Rs.)
1		
2		


Ue no-05/24
SUYOG ASSOCIATES
ARCHITECTS & ENGINEERS
Gala No. 1 & 2, Near Gujrati School,
Opp. Hira Marriage Hall, New Telephone Exchange Road,
ULHASNAGAR - 421 002.