

Ref.No.....

Date.....

ANNEXURE-18

ENGINEER'S CERTIFICATE

(To be submitted at the time of withdrawal from RERA Designated Account)

To,

The Management
Avinash Developers Pvt. Ltd.
Avinash House
Maruti Business Park
G.E.Road
Raipur

Subject: Certificate of Cost Incurred for Development of Avinash New County

Ref: CGRERAProject Regd.No. PCGRERA 080618000115

Sir,

I/ We NeerajBaipai have undertaken assignment for certifying Estimated Cost of the Avinash New County Project, situated at Village Khapri, Tehsil Arang, District Raipur(C.G.) admeasuring 75399.

- Following technical professionals have been appointed by the Promoter :-
 - M/s/Shri/Smt Ar. Kiran Nair as Land Surveyor/Architect;
 - M/s /Shri / Smt Parag Chopda as Structural Consultant;
 - M/s /Shri / Smt V.K.Jain as Mechanical, Electrical, Plumbing Consultant;
 - M/s /Shri / Smt Design Cell as Quantity Surveyor;
- We have estimated the cost of the project for completion, to obtain Occupation Certificate/ Completion Certificate. Our estimated cost calculations are based on the Drawings/plans made available to us for the project by the Promoter and Consultants and the Schedule of items and quantity for the entire work as calculated by M/s. Design Cell quantity Surveyor* appointed by Promoter/Engineer, and the assumption of the cost of material, labour and other inputs made by Promoter, and the site inspection carried out by us.
- I certify that the Cost of the Civil, Mechanical, Electrical, Plumbing and allied works for the aforesaid Project, as completed on the date of this certificate is as given in Table-A and Table-B below:

TABLE-A (Apartments/Buildings Construction)

i.

Sr. No	Particulars	Amounts
1	Total Estimated cost of the buildings/apartments/ wings as on _____ date	Rs. 617207406 /-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs.533029379.00 /-
3	Work done in Percentage (as Percentage of the estimated cost)	86.6%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 84178027.00/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost. (Annexure A)	Rs. NA

TABLE-A (Bungalow Buildings Construction)

ii.

Sr. No	Particulars	Amounts
1	Total Estimated cost of the buildings/apartments/ wings as on _____ date	Rs. 587834798.00 /-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs.455571968 /-
3	Work done in Percentage (as Percentage of the estimated cost)	77.5%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 132262830.00/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost. (Annexure A)	Rs. NA

TABLE-B (External Development)

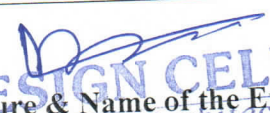
Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date	Rs. 125102123/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 105085783.00 /-
3	Work done in Percentage (as Percentage of the estimated cost)	84%
4	Balance Cost to be Incurred	Rs. 20016340.00/-

DESIGN CEL
Engineers & Architects
Reg. No. -268/96
C-18, Behind E.A.C. Colony
Near Collectorate, Ravi Nagar
RAIPUR (C.G.), Ph.:24244

	(Based on Estimated Cost)	
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost. (Annexure A)	Rs. 400000000 /-

TABLE-C (Overall Cost Incurred, Table-Ai + Table-A ii + Table-B)

Sr. no.	Particular	Amount (Rupees)
1	Total Estimated Cost, [Table-A i + Table-A ii + Table-B)	Rs. 1330144327/-
2	Total Cost Incurred , [Table-Ai + Table-Aii + Table-B)	Rs. 1093687130/-
3	Total Work done in Percentage [as per Table Ai(3) Table Aii (3)& Table B (3)]	82%
4	The Balance cost to Complete the Project [Table Ai(4)+Table Aii (4) + Table B (4)]	Rs.224149157.00/-
5	Cost Incurred on Additional /Extra Items _____ not included in the Estimated Cost. [Table Ai(5)+Table Aii (5)+ Table B (5)]	Rs. 400000000 /-


DESIGN CELL
 Signature & Name of the Engineer
 Engineers & Architects
 (Licence No. _____)
 Reg. No.-268/96
 C-18, Behind E.A.G. Colony,
 Near Collectorate, Ravi Nagar
 RAIPUR (C.G.), Ph.:2424495

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

GUIDANCE NOTE:

- (1) There should be proper agreement between the promoter and the engineer for the supervision of the work.
- (2) The complete details of quantity survey should be maintained and verified by the engineer.
- (3) 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.

- (4) In case of independent quantity surveyor being appointed by the Developer, the name has to be mentioned at the place marked (*) and in case quantities 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 (*).
- (5) The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
- (6) The Engineer needs to find out the complete quantity of the material received in the site and its utilization in the project.
- (7) The rates of the material to work out the cost may be taken from the purchase bills.
- (8) The Engineer needs to get satisfied about the quantity of the material and the labour cost incurred in the project.
- (9) Engineer needs to keep all the working papers at the time of issue of this certificate.
- (10) The Engineer needs to visit the site, verify the records maintained at the site or any other records which will satisfy for the use of material to the project including the estimated quantity of the material which normally goes in completing the work.
- (11) The Engineer shall be held responsible and accountable for any wrong information in the certificate. The Engineer shall be liable for any penal action under Real Estate (Regulation and Development) Act, 2016 including recommendation to the Competent Authority to initiate necessary disciplinary action including revocation of his/her empanelment with the Competent Authority for issue of wrong certificate.
- (12) All components of work with specifications are indicative and not exhaustive.
- (13) This certificate has to be issued on the letterhead of the Engineer, affixing the stamp of the Engineer, along with Engineer's signature on each page.
- (14) The Engineers should have the qualification as prescribed in the Act.


DESIGN CELL
Engineers & Architects
Reg. No.-268/96
C-18, Behind E.A.C. Colony,
Near Collectorate, Ravi Nagar
RAIPUR (C.G.), Ph.:2424495