

Anubhav

Project Management Consultancy

Atul Sheth
(Chartered Engineer)
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Format —IA

ENGINEER'S CERTIFICATE

(For the purpose of registration of project under RERA)
(To be submitted at the time of Registration of Ongoing Project)

PROJECT NAME: - Malay Gokuldham Society
ADDRESS: - Survey No. 129/1, 132/2/2, 132/2/3, 133/2
PROMOTER NAME: - Rakesh Dubey
ADDRESS: - 48, Agrasen Nagar, Airport Road, Indore

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Project mentioned above.

1. Following technical professionals were consulted by me for verification /for certification of the cost:

- (i) Shri Suneet Thorat, Mumbai as Architect;
- (ii) Shri Atul Sheth as Project Management Consultant

2. The project is still ongoing. We have estimated the cost of the completion 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 a valuable to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Survey or appointed by the Promoter. And the fair assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us.

3. We estimate the Total Cost for completion of the project under reference as Rs.24.31 Cr (Total of S. No. 1 in Tables A and B including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4. The estimated actual cost incurred until date 30th June, 2017 is calculated at Rs. (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on 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 the Competent Authority is estimated at Rs. (Total of S. No. 4 in Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 31/12/2018 date is as given in Tables A and B below :

for Takshshila Real Estate Pvt. Ltd.

Atul Sheth

8-2-10

Office Add : Atul C. Sheth, 302, Malay Corporate, Scheme No. 54, Bhamori, Indore

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TABLE A

Building Malay Gokuldharm Society Tower bearing Number 4 called A, B, C, D (to be prepared separately for each Building /Wing of the Real Estate Project/phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs.19,12,50,000/-
2	Cost incurred as on Dt. 30/06/2017 (Based on the actual cost incurred as per	Rs.12,60,00,000/-
3	Value of Work done in Percentage (as Percentage of the estimated cost)($1 \times 100/2$)	65.88 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 6,52,50,000/-
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Not Available
6	Work done in percentage(as Percentage of Estimated Cost plus additional/Extra items (1×100)/(2+5)	67.94 %

(Enclose separate sheets for the cost calculations for each unit/bldg. or tower)

TABLE B

Internal & External Development work and common amenities

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

S. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority. (based on the original Estimated cost)	Rs.1,20,00,000/-
2	Cost incurred as on 30/06/2017(based on the actual cost incurred as per records)	Rs. 39,36,615/-
3	Work done in Percentage (as Percentage of the estimated cost) ($1 \times 100/2$)	32.81%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs. 80,63,385/-
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost	Not Available

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6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items $(1*100)/(2+5)$)	32.81%
(Enclose separate sheet for the cost calculations)		


Signature of Engineer

Name : - Atul Sheth

Address : - 104, Malay Corporate

Aadhar No. 695550794354

Pan No. AKSPS7206E

(License No or Authority - Steng110-1112)

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 independence Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. Please indicate name of the Quantity Surveyor* and for whom he is working.
3. The estimated cost includes all labor, material, equipment and machinery required to carry out entire work including common facilities, but does not include marketing/advertising costs, salaries not directly attributable to the project, and loan/interest repayment to financial institutions.
4. Annexures A and B Attach the List of Extra/ additional items executed if any with Cost (which were not part of the original Estimate of the total Cost) and justification for the same.
5. Refer Guideline for Designated Account document available in DOWNLOAD section of RERA Website.