

NITIN S. LOHKANDE (B.E.Civil)

Flat No.102, Sai Pooja Apartment, Kailas Nagar, Panchawati, Nashik-422003.

ENGINEER'S CERTIFICATE

Date: 15.07.2017

To

**Ravi Mahajan Builders & Developers Pvt. Ltd.,
Office No 109, 113 to 116,
The Presidency, Old Agra Road,
Gadkari Chowk, Nashik 422 011,**

**Subject :-Certificate of Cost Incurred for Development of Amodini Apartment (Building)
" A " and " B " Wings of the Project situated on the Plot bearing C.N. No/CTS No./ Survey
no. 547/A/1E+2A/2, out of which P.No.02, F.P.No. 81, CTS. No. 7063/2B,
Demarcated by its boundaries (latitude and longitude of the end points)**

On or towards East : 18.00 mtr. Wide D.P. Road
On or towards West : ADJ.F.N.81/(P)(P.NO.1) of S.No. 547/A/1E+2A/1.
On or towards South : ADJ.F.P..82
On or towards North : ADJ.F.P.80.

of Division Nashik village Nashik taluka Nashik District Nashik PIN 422002 admeasuring
3515.45 sq.mts. area being developed by "Ravi Mahajan Builders & Developers Pvt. Ltd."

Sir,

I **Mr. Nitin S. Lokhande** have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project Proposed to be registered under RERA being **Amodini Apartment (Building) "A" and "B" Wings** of the Project situated on the Plot bearing C.N. No/CTS No./ Survey No. 547/A/1E+2A/2, out of which P.No.02, F.P.No. 81, CTS. No. 7063/2B village Nashik taluka Nashik District Nashik PIN 422002 admeasuring 3515.45 sq.mtrs. area being developed by "Ravi Mahajan Builders & Developers Pvt. Ltd.".

Following technical professionals are appointed by Owner / Promoter :-

- i) Mr. **Umesh Bagul** as Architect ;
- ii) Mr. **Umesh Joshi** as Structural Consultants.
- iii) M/s. **Milind Services** as Plumbing Consultant
- iv) Mr. **Nitin Lokhande** as Site Engineer.

Nitin Lokhande

2. I 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 **Mr. Nitin S. Lokhande**, 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.
3. I have estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 15,52,15,503/-** 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 **Nashik Municipal Corporation, Nashik** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 7,08,15,503 /-** . 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 **Mr. Nitin S. Lokhande** (planning Authority) is estimated at **Rs 8,44,00,000/-**
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

Amodini Apartment "A" and "B" Wings of the Real Estate Project

Sr. No	Particulars	Amounts (Rs)
1.	Total Estimated cost of the building/wing as on 30.06.2017 date of Registration is	14,42,10,503 /-
2.	Cost incurred as on 30.06.2017 (based on the Estimated cost)	6,72,59,503 /-
3.	Work done in Percentage (as Percentage of the estimated cost)	46.63 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	7,69,51,000 /-
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	_____

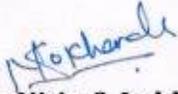
Nitin S. Lokhande

TABLE-B

Amodini Apartment "A" and "B" Wings of the Real Estate Project

Sr. No	Particulars	Amounts (Rs)
1.	Total Estimated cost of the Internal and External Development Works including Amenities and Facilities in the layout as on 30.06.2017 date of Registration is	1,10,05,000 /-
2.	Cost incurred as on 30.06.2017 (based on the Estimated cost)	35,56,000 /-
3.	Work done in Percentage (as Percentage of the estimated cost)	32.31 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	74,49,000 /-
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	---

Yours Faithfully



Mr. Nitin S. Lokhande.
B.E. Civil.

***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.

Annexure A

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