SACHI BUILDCON
CIVIL ENGINEERS & CONTRACTORS

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of money from Designated Account – Project Wise)

To ,
M/s. Navjeevan Developers and Infrastructure Services ,
Plot No. 20,21,22 Samarth Nagar, Shirpur, Taluka – Shirpur , Dist - Dhule ,425405.

Subject : Certificate of Percentage of Completion of Construction Work of "Indramangal Apartment,"situated on the **Plot No 58/59, S.No. 26/1/D/2, demarcated by boundaries Plot No.57 to the East, Plot No.60 & 9 to the West, GAT No. 25/1A to the South, Road to the North at Mandal, Taluka -Shirpur , District – Dhule , PIN – 425405 admeasuring 243.43 sq.mts. area of Plot 58 and 256.50 sq.mts. Area of Plot No.59 being developed by M/s. Navjeevan Developers and Infrastructure Services, (Partnership Firm) .**

Ref : - MahaRERA Registration Number – Applied

Sir ,

I , Ar. Piyush Rameshchand Jain , have undertaken assignment of certifying estimated cost for the subject Real Estate Project proposed to be registered under MahaRERA , being **Plot No. 58/59, S. No. 26/1/D/2, At Mandal, Taluka- Shirpur, District – Dhule, PIN 425405 admeasuring 243.43 sq mts area of Plot No. 58 and 256.50 sq mts area of Plot No. 59 being developed by M/s. Navjeevan Developers and Infrastructure Services**

1.Following technical professionals are appointed by Owner :

(i) Shri. Piyush Rameshchand Jain as Architect/Engineer;
(ii) Shri Mitesh Vijaykumar Mutha as Structural Consultant

2. We have estimate 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 work as calculated by Piyush Rameshchand Jain Quantity surveyor appointed by Developer / Engineer and the 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.2.74 Crores (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 9/01/2023 is calculated at Rs.60,58,537/- (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.1,95,98,463/- (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 date is as given in Tables A and B below :

Pune Office : A-4, 405, ARC Gaurav Apartment, Undri - Pisoli Road, Near Khadi Machine Chowk, Pune - 411 060
Shirpur Office : Suryawanshi Sankul, Varzadi Road, Near IDBI Bank, Shirpur, Dist - Dhule
M : +91 93734 80224 / 94044 17707 I E : sachibuildcon2020@gmail.com

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TABLE A

Building/Wing/Tower bearing Name : "Indramangal Society"
(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 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 2,46,57,000/-
2	Cost incurred as on Dt. 09/01/2023 (Based on the actual cost incurred as per records.)	Rs 58,14,646/-
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	23.58%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 1,88,42,354/-
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.000
6	Work done in percentage(as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	23.58%
(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)	10,00,000/-
2	Cost incurred as on 09/01/2023 (based on the actual cost incurred as per records)	243891/-
3	Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	24.39%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	7,56,109/-
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost	0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	24.39%
(Enclose separate sheet for the cost calculations)		

Piyush R.Jain
Sachi Buildcon
Consulting Civil Engineer,Shirpur
Reg.No./ADTP-DHULE/RP/LICENCE/211

Signature of Engineer :
Name : Piyush Rameshchand Jain
Address : At Post Khatual Tal-Shahada
Dist - Nandurbar
(License No. Engg-211)

Pune Office : A-4, 405, ARC Gaurav Apartment, Undri - Pisoli Road, Near Khadi Machine Chowk, Pune - 411 060
Shirpur Office : Suryawanshi Sankul, Varzadi Road, Near IDBI Bank, Shirpur, Dist - Dhule
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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 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.

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