

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date: 27/07/2017

To

The Raka Surana Associates
PUSHOCHHAYA", In front of Railway Filter House, Bhusawal.
Dist. Jalgaon, PIN. 425201.

Subject: Certificate of Cost Incurred for Development of [PUSHPCHHAYA RIVER VIEW] for Construction of 1 building(s)/ A Wing(s) of the 1 Building situated on the Plot bearing C.N. No/CTS No.4348/Survey no./ Final Plot no 95 demarcated by its boundaries (latitude and longitude of the end points) S.NO. 94-A to the North S.NO.94- A to the South S.NO. 94-A to the East Road to the West of Division Nashik Village Bhusawal Taluka Bhusawal District Jalgaon PIN 425201 admeasuring 734.81 sq.mts. area being by RakaSuranaAssociates Ref: RERA Registration Number _____

Sir,

I/ We Dipak Krishna Phalak have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being

1 Building(s)/)/ A Wing(s) of the 1 Building situated on the plot bearing C.N. No/CTS No 4348./Survey no./ Final Plot no 95 of Division Nashik Village Bhusawal Taluka Bhusawal District Jalgaon PIN 425201 admeasuring 734.81 sq.mts.area being developed by Raka Surana Associates.

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

- (i) M/s/Shri/Smt Dipak Krishna Phalak as L.S. / Architect ;
- (ii) M/s /Shri / Smt Mukund Murlidhar Khadke as Structural Consultant
- (iii) M/s /Shri / Smt _____ as MEP Consultant
- (iv) M/s /Shri / Smt _____ 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 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 _____ 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. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs_1,12,73,851/-. 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 _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs.58,27,000/- 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 _____ (planning Authority) is estimated at Rs 54,46,851/-.
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 below :

TABLE

Building /Wing bearing Number _____ or called _____

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 1,12,73,851 /-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 58,27,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	52%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 54,46,851/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. Nil

Yours Faithfully


 Signature of Engineer
DIPAK K. PHALAH
 (Licence No.) Registered Eng. No. 91/95
 Behind Navshakti,
 Dr. Nehete's Hospital's
 West Road, BHUSAVAL
 Ph. 242335.

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)

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date: 27/07/2017

To

The Raka Surana Associates
PUSHOCHHAYA", In front of Railway Filter House, Bhusawal.
Dist. Jalgaon, PIN. 425201.

Subject: Certificate of Cost Incurred for Development of [PUSHOCHHAYA RIVER VIEW] for Construction of 1 building(s)/ B Wing(s) of the 1 Building situated on the Plot bearing C.N. No./CTS No.4348/Survey no./ Final Plot no 95 demarcated by its boundaries (latitude and longitude of the end points) S.NO. 94-A to the North S.NO.94- Ato the South S.NO. 94-A to the East Road to the West of Division Nashik Village Bhusawal Taluka Bhusawal District Jalgaon PIN 425201 admeasuring 980.47 sq.mts. area being by RakaSuranaAssociates Ref: RERA Registration Number _____

Sir,

I/ We Dipak Krishna Phalak have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being

1 Building(s)/)/ B Wing(s) of the 1 Building situated on the plot bearing C.N. No./CTS No 4348./Survey no./ Final Plot no 95 of Division Nashik Village Bhusawal Taluka Bhusawal District Jalgaon PIN 425201 admeasuring 980.47 sq.mts.area being developed by Raka Surana Associates.

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

- (i) M/s/Shri/Smt Dipak Krishna Phalak as L.S. / Architect ;
- (ii) M/s /Shri / Smt Mukund Murlidhar Khadke as Structural Consultant
- (iii) M/s /Shri / Smt _____ as MEP Consultant
- (iv) M/s /Shri / Smt _____ 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 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

_____ 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. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs_1,50,42,900/-. 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 _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs.50,83,500/-. 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 _____ (planning Authority) is estimated at Rs 99,59,400/-.
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 below :

TABLE

Building /Wing bearing Number____ or called _____

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 1,50,42,900 /-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 50,83,500/-
3	Work done in Percentage (as Percentage of the estimated cost)	34%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 99,59,400/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. Nill

Yours Faithfully

Signature of Engineer

DIPAK K. PHALAN

(Licence No.....) Registered Eng. No. 91/95
Behind Navshakti,
Dr. Nehete's Hospital's
west Road, BHUSAVAL
Ph. 242335.

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)

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date: 27/07/2017

To

The Raka Surana Associates
PUSHOCHHAYA", In front of Railway Filter House, Bhusawal.
Dist. Jalgaon, PIN. 425201.

Subject: Certificate of Cost Incurred for Development of [PUSHPCHHAYA RIVER VIEW] for Construction of 1 building(s)/ C Wing(s) of the 1 Building situated on the Plot bearing C.N. No/CTS No.4348/Survey no./ Final Plot no 95 demarcated by its boundaries (latitude and longitude of the end points) S.NO. 94-A to the North S.NO.94- A to the South S.NO. 94-A to the East Road to the West of Division Nashik Village Bhusawal Taluka Bhusawal District Jalgaon PIN 425201 admeasuring 857.53 sq.mts. area being by Raka Surana Associates Ref: RERA Registration Number _____

Sir,

I/ We Dipak Krishna Phalak have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being

1 Building(s)/)/ C Wing(s) of the 1 Building situated on the plot bearing C.N. No/CTS No 4348./Survey no./ Final Plot no 95 of Division Nashik Village Bhusawal Taluka Bhusawal District Jalgaon PIN 425201 admeasuring 857.53 sq.mts.area being developed by Raka Surana Associates.

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) M/s/Shri/Smt Dipak Krishna Phalak as L.S. / Architect ;
 - (ii) M/s /Shri / Smt Mukund Murlidhar Khadke as Structural Consultant
 - (iii) M/s /Shri / Smt _____ as MEP Consultant
 - (iv) M/s /Shri / Smt _____ 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 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 _____ 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. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 1,31,56,688/-. 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 _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. Nill/-. 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 _____ (planning Authority) is estimated at Rs. 1,31,56,688/-.
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 below :

TABLE

Building /Wing bearing Number _____ or called _____

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 1,31,56,688 /-
2	Cost incurred as on _____ (based on the Estimated cost)	Nill
3	Work done in Percentage (as Percentage of the estimated cost)	Nill
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,31,56,688 /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. Nill

Yours Faithfully


Signature of Engineer

DIPAK K. PHALAK

(Licence No. _____) Lic. Eng. No. 91/95

Behind Navshakti,

Dr. Nehete's Hospital's
west Road, BHUSAWAL

Ph. 242335.

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)

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date: 27/07/2017

To

**The Raka Surana Associates
PUSHPCHHAYA" Infront of Railway Filter House, Bhusawal,
Dist. Jalgaon.Pin-425201.**

Subject : Wing wise Certificate of Percentage of Completion of Construction Work of 3 Building(s)/ 3 Wing(s) of the 3 Building /Phase of the Project [RERA Registration Number] situated on the Plot bearing C.N. No/CTS No.4348/Survey no./ Final Plot no 95 demarcated by its boundaries (latitude and longitude of the end points) S.NO.94-A to the North S.NO.94-A to the South S.NO.94-A to the East Road to the West of Division Nashik Village Bhusawal Taluka Bhusawal District Jalgaon PIN-425201 admeasuring 2572.81 sq.mts. area being developed by Raka Surana Associates.

Sir,

I/ We Dipak Krishna Phalak have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the 3 Building(s)/ 3 Wing(s) of the 3 Building / Phase of the Project, situated on the plot bearing C.N. No/CTS No4348./Survey no./ Final Plot no 95 of Division Nashik village Bhusawal Taluka Bhusawal District Jalgaon.PIN-425201 admeasuring 2572.81 sq.mts. area being developed by Raka Surana Associates.

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) M/s/Shri/Smt Dipak Krishna Phalak as L.S. / Architect ;
 - (ii) M/s /Shri / Smt Mukund Murlidhar Khadke as Structural Consultant.
 - (iii) M/s /Shri / Smt _____ as MEP Consultant
 - (iv) M/s /Shri / Smt _____ as Site Supervisor
2. We 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

_____ 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. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs_3,94,73,439/-. 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 _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 1,09,10,500/-. 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 _____ (planning Authority) is estimated at Rs 2,85,63,000/-.
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 below :

TABLE

Building /Wing bearing Number _____ or called _____

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is A wing Rs. 1,12,73,851 /- B wing Rs. 1,50,42,900 /- C wing Rs. 1,31,56,688 /-	Rs. 3,94,73,439/-
2	Cost incurred as on _____ (based on the Estimated cost) A wing Rs. 58,27,000 /- B wing Rs. 50,83,500 /- C wing Rs. Nil /-	Rs. 1,09,10,500 /-
3	Work done in Percentage (as Percentage of the estimated cost) A wing Rs. 52 % B wing Rs. 34 % C wing Rs. Nil	
4	Balance Cost to be Incurred (Based on Estimated Cost) A wing Rs. 54,46,851 /- B wing Rs. 99,59,400 /- C wing Rs. 1,31,56,688 /-	Rs. 2,85,62,939/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A) A wing Rs. Nil- B wing Rs. Nil- C wing Rs. Nil-	Rs Nil-

Yours Faithfully


Signature of Engineer **DIPAK K. PHALAN**

(Licence No.....)

Licensed Eng. No. 91/95
Behind Navshakti,
Dr. Nehete's Hospital's
west Road, BHUSAWAL
Ph. 242335

*** 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)