STRAIGHTWAY CONSTRUCTIONS
WE DEALS WITH CREATIVITY

SURAJ H. TAGADE (BE CIVIL)
CIVIL CONTRACTOR
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ENGINEER's CERTIFICATE

To,

Date: 20/01/2024

Shakti Builders and Developers,
199, Itwari Mirchi Bazar, Marwadi Chowk,
Nagpur.

Subject: Certificate of Cost Incurred for Development of **GALAXY PARK** having MahaRERA Registration No. P50500052403 being developed by **Shakti Builders and Developers.**

BOUNDARIES of Kh. No. 115/1B project titled **GALAXY PARK** (Ranala):

1) EAST : 24m ROAD
2) West : Kh. No. 115/1A, 2, 3, 4-A & 4-B
3) NORTH : Kh. No. 123, 125, 126 & 127
4) SOUTH : Kh. No. 115/1A, 2, 3, 4-A & 4-B

of Mouza Ranala, Kh. No. 115/B Ph. No. 18, Taluka KAMPTEE Dist. Nagpur, admeasuring 64447.824 Sq. ft. (5987.349 Sq.m.).

Sir,

1. I have undertaken assignment of certifying Estimated Cost for **GALAXY PARK** having MahaRERA Registration No. P50500052403 being developed by **Shakti Builders and Developers.**
2. I have estimated the cost of Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal and external works of the project as per specifications mentioned in agreement for sale. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer/Consultants. The Schedule of items and quantity for the entire work as calculated by **Er. Suraj Tagade** as a Civil Engineer appointed by Developer. The assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us to ascertain/Confirm the above analysis given to us.
3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs 3,61,00,000/-** (Total of Table A & B) at the time of registration. The estimated total cost of project is with reference to the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal and external work, as per specifications mentioned in agreement for sale and for the purpose of obtaining occupation certificate/completion certificate for the Layout/Plotted Development from the **Nagpur Metropolitan Region Development Authority** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 2,70,75,000/-** (Total of Table A and B) The amount of Estimated Cost Incurred is calculated on the basis of input materials/services used and unit cost of these items.
5. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal and external work, as per the specifications mentioned in agreement for sale, of the project is estimated at **Rs. 90,25,000/-** (Total of Table A & B).
6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external works, as per specifications mentioned in agreement for sale, of the aforesaid project as completed on the date of this certificate is as given in Table A and B below:

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

S. No.	Particulars	Amounts (In Rupees)
1	Total Estimated cost of the building /Wing/ Layout/ Plotted Development as on date of Registration is	--NA--
2	Cost incurred as on date of Certificate	--NA--
3	Work done in Percentage (As Percentage of the estimated cost)	--NA--
4	Balance Cost to be Incurred (Based on Estimated Cost)	--NA--
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost(Table c)	--NA--

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TABLE B

Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amounts (In Rupees)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	**3,61,00,000/-**
2	Cost incurred as on date of Certificate	**2,70,75,000/-**
3	Work done in Percentage (As Percentage of the estimated cost)	75 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	**90,25,000/-**
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table- C)	--NA--

TABLE C

List of Extra/Additional/Deleted Items considered in cost

(Which were not part of Original Estimate of Total Cost)

Sr. No.	List of Extra/Additional/Deleted Items	Amount (In Rs.)

STRAIGHTWAY CONSTRUCTIONS
Proprietor

Er. SURAJ TAGADE
[BE CIVIL]

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