

# Sunil Raka & Associates

◆ Architectural Planner ◆ R.C.C. Designer ◆ Interior Designer  
◆ Industrial Consultants ◆ Approved Valuer ◆ Chartered Engineer



DIGITAL  
Architecture

Ref. :

FORM-2[see Regulation 3]  
ENGINEER'S CERTIFICATE

Date : 29/07/17

Date:

To:  
Rathi Construction  
Mr. Lalitkumar Rathi  
Rathi Tower, Dashmesh Nagar,  
Aurangabad. 431001

Subject : **Subject: Certificate of Cost Incurred for Development of "Rathi Planet"** Commercial Cum Residential Building situated on the **Gut No. 735 (P)** demarcated by its boundaries (latitude and longitude of the end points) **Part Land of Lalit Rathi Gut No. 735 (P)** to the North, **Main Road Aurangabad to Jalna Road** to the South, **Part Land of Lalit Rathi Gut No. 735** to the East, **Plot of Shri Tambe** to the West of Division **Aurangabad** village **Chikalthana** taluka **Aurangabad** District **Aurangabad** PIN **431001** admeasuring **5260.00** sq.mts. area bearing developed by **Rathi Construction Prop. Mr. Lalitkumar Rathi**

Ref: RERA Registration Number \_\_\_\_\_

Sir,

I Mr. **Sunil Mulchand Raka** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being **"Rathi Planet"** Commercial Cum Residential Building Situated on the **Gut No. 735 (P)** Division **Aurangabad** Village **Chikalthana** taluka **Aurangabad** District **Aurangabad** PIN **431001** admeasuring **5260.00** sq. mts. area bearing developed by **Rathi Construction, Prop. Mr. Lalitkumar Rathi**

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

- Shri. **Rohit Sunil Raka** as L. S. / Architect:
- Shri. **Sunil Mulchand Raka** as Structural Consultant



2. We have estimated the cost of the completion to obtain Occupation Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the project. Our Estimated cost calculation 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 me 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 4, 53, 59,900.00/- The estimated Total Cost of project is with reference to the Civil, and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the Aurangabad Municipal Corporation, Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated cost incurred till date is calculated at Rs. 2, 72, 63,890.00/- 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, and Allied works of the building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from Aurangabad Municipal Corporation, (Planning Authority) is estimated at Rs. 1, 80, 96,010.00/-

6. I Certify that the Cost of the Civil, 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****Building/Wing bearing Number Building or called "Rathi Planet"  
Apartment**

| Sr. No | Particulars                                                                                           | Amount         |
|--------|-------------------------------------------------------------------------------------------------------|----------------|
| 1      | Total Estimated Cost of the Building/ Wing as on Date of Registration is <u>July 2017</u>             | 4,53,59,900.00 |
| 2      | Cost incurred as on <u>July 2017</u> (Based on the Estimated cost)                                    | 2,72,63,890.00 |
| 3      | Work done in Percentage (as Percentage of the Estimated cost)                                         | 60.11%         |
| 4      | Balance Cost to be Incurred (Based on Estimated Cost)                                                 | 1,80,96,010.00 |
| 5      | Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A) | 0.00           |

**TABLE B****(to be prepared for the entire registered Building "Rathi Planet")**

| Sr. No | Particulars                                                                                                                                              | Amount         |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 1      | Total Estimated Cost of the Internal and external Development Works including amenities and facilities in the layout as on _____ date of Registration is | 4,53,59,900.00 |
| 2      | Cost incurred as on <u>July 2017</u> (based on the Estimated cost)                                                                                       | 2,72,63,890.00 |
| 3      | Work done in Percentage (as Percentage of the estimated cost)                                                                                            | 60.11%         |
| 4      | Balance cost to be Incurred (Based on Estimated Cost)                                                                                                    | 1,80,96,010.00 |
| 5      | Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)                                                    | 0.00           |

Yours Faithfully

Signature of Engineer  
(License No. E-38/88)