

SANJAY SITARAM NIMBALKAR

N-S E-04-02 GULMPHAR COLONY, CIDCO 10, AURANGABAD
PAN- AKOPN2284M, Mobile NO -9372233690

FORM-2 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: 03/07/2020

To,
The Directors
M/S PRIDE VENTURES (I) PVT. LTD,
Office No 101 to 104, Sai Trade Center,
Station Road,
Aurangabad. 431001

Subject: Certificate of Cost Incurred for Development of Construction Work of Buildings –
D [MAHA RERA Registration No. P51500000852], of Project **Pride Phoenix**, situated on the
Gut No. 736, Behind Civil Hospital, Jalna Road, Chikalthana, Aurangabad, demarcated by its
boundaries (latitude and longitude of the end points) 19° 52' 8.33" North and 75° 24' 13.35"
East, to the

North – Side Margin

South – Side Margin, 9.00 m Road & MHADA Plot

East – Side Margin & 24.00 m Road

West – Side Margin & C Type Building

at Gut No. 736, Behind Civil Hospital, Jalna Road, Chikalthana, Aurangabad PIN 431007
admeasuring Building D 4495.67 sq. mts. area & proportionate open space 394.88 sq. mts &
Club House Area 75.20 sq. mts being developed by **Pride Ventures (I) Pvt. Ltd.**

Ref: RERA Registration Number D. [MAHA RERA Registration No. P51500000852],

Sir

I **Er. Sanjay Sitaram Nimbalkar** have undertaken assignment of certifying Estimated Cost for the
Subject Real Estate Project proposed to be registered under RERA being at Gut No. 736, Behind
Civil Hospital, Jalna Road, Chikalthana, Aurangabad PIN 431007 admeasuring Building D
4495.67 sq. mts. area & proportionate open space 394.88 sq. mts area & Club House Area 75.20
sq. mts, being developed by **Pride Ventures (I) Pvt. Ltd.**

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1. Following technical professionals are appointed by Owner / Promoter: -
 - i. M/s/ **NITIN BAGADIYA & ASSOCIATES (Regn. No .CA / 2000/ 26895), Aurangabad** as L.S. / Architect;
 - ii. M/s **CORE CONSULTANTS (Er. Rajesh Vargantwar), Aurangabad** as Structural Consultant.
 - iii. **Mr. Santosh Uttamrao Thorat, Aurangabad** 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 **Mr. Santosh Uttamrao Thorat** 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.1052.15 (Rs. TEN HUNDRED FIFTY - TWO POINT FIFTEEN LAKH ONLY)** (Total of Table A & Table B) 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 **Aurangabad Municipal Corporation**, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 619.38 Lakh (Rs. SIX HUNDRED NINETEEN POINT THIRTY EIGHT LAKH ONLY)** 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 **Aurangabad Municipal Corporation** (planning Authority) is estimated at **Rs. 432.77 Lakh (Rs. FOUR HUNDRED THIRTY TWO POINT SEVENTY SEVEN LAKH ONLY)**

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

SANJAY SITARAM NIMBALKAR

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TABLE A

Building / Wing bearing Number D

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

Sr. no.	Particulars	Amounts in Lakhs
1.	Total Estimated cost of the building / wing as on 30/06/2017 date of Registration is	Rs. 946.50 Lakh
2.	Cost Incurred as on 03/07/2020 (based on the Estimated cost)	Rs. 540.65 Lakh
3.	Work done in Percentage (as Percentage of the estimated cost)	57.12 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 405.85 Lakh
5.	Cost Incurred on Additional / Extra Items as on 03/07/2020 not included in the Estimated Cost (Annexure-A)	Rs. Nil

TABLE B

(to be prepared for the entire registered phase of the real estate project)

Sr. no.	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 21/09/2017 Date of Registration is	Rs. 105.65 Lakh
2.	Cost Incurred as on 03/07/2020 (based on the Estimated cost)	Rs. 78.73 Lakh
3.	Work done in Percentage (as Percentage of the estimated cost)	74.17 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 26.92 Lakh
5.	Cost Incurred on Additional / Extra Items as on 03/07/2020 not included in the Estimated Cost (Annexure-A)	Rs. Nil

Yours Faithfully,

Sanjay S. Nimbalkar

Civil Engineer
and Contractor

Er. Sanjay Sitaram Nimbalkar

THE UNIVERSITY OF CHICAGO
LIBRARY
5012 S. MICHIGAN AVE.