Cell : 9422707738

ABHIRANJAN CONSULTANTS

ABHAY S. PATIL
B. E. (Civil) M. E. (Structures)
FIV. (No. 7303) (Lic No. TPS E-277/99)

Mrs. RANJANA A. PATIL
B. E. (Civil) AMIE

✦ Structural Engineers ✦ Govt. Approved Valuers ✦ Consulting Engineers

FORM-2

[See Regulation 3] 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 :

To
The,
Mr. Sunil Dayanand Dhilpe.
M/s. Vastu Pratibha, Developers & Builders,
Plot No. 02, Gut. No. 24, Itkheda, Aurangabad.

Subject: Certificate of Cost Incurred for Development of "Vastu Pratibha Residency" for Construction of Apartment Building , 1(One) Wing(s) of the1 (One) Phase , (MahaRERA Registration Number), situated on the plot bearing Gut. No. 24 , Final Plot No.2, demarcated by its boundaries (latitude and longitude of the end points) to the North Internal Road to the South Pl No. 3, to the East 36.00 M. W. D.P. Road to the West Open Space of Division Village Itkheda, District Aurangabad PIN 431005 Admeasuring 866.25 Sq.mts. area being Dveloped by Mr. Sunil Dayanand Dhilpe

Ref : MahaRERA Registration Number

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Sir,

I/ We Abhay S/o Subbarao Patil have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being an Apartment Wing(s) of the I (One) Phase , (MahaRERA Registration Number), situated on the plot bearing Gut. No. 24 , Final Plot No 2, PIN 431005 admeasuring 866.25 Sq mts area being developed by [Owner/Promoter] Promotor : Sunil Dayanand Dhilpe, M/s. Vastu Pratibha, Developers & Builders,

1. Following technical professionals are appointed by Owner / Promoter —
M/s /Shri/Smt - Abhiranjan Associates, Aurangabad as L.S. / Architect ,
M/s /Shri/Smt Mr. Abhay Subbarao Patil, Aurangabad as Structural Consultant
M/s /Shri/Smt _____ N.A _____ as MEP Consultant
M/s /Shri/Smt Mr. S. K. Dabir as Quantity Surveyor *

FORM 1

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, 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. S. K. Dabir 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. 2,80,00,000/- (Total of Table A and B). 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 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 2,80,00,000/-(Total of Table A and B. 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. 55,00,000/- (Total of Table A and B).

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 :

A. S. Patil
Structural Engg. & Approved Valuer
LIC NO. E 77-99
PAN NO. 7307

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TABLE A

Building /Wing bearing Number 1(One) or called 1(One)
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 2,80,00,000/-
2	Cost incurred as on (based on the Estimated cost)	Rs. 2,32,53,220/-
3	Work done in Percentage (as Percentage of the estimated cost)	83.05 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.47,46,780/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. 00.00

TABLE B
(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	Rs. 00.00

Structural Engg. ● A. S. Paul ● & Approved valuer
LIC NO. E 77-99
FN NO. 7307

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(1)	(2)	(3)
2	Cost incurred as on (based on the Estimated cost).	Rs. 00.00
3	Work done in Percentage (as Percentage of the estimated cost)	00.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 00.00
5	Cost Incurred on Additional /Extra Items as on _ _ _ not included in the Estimated Cost (Annexure A).	Rs. 00.00

Yours Faithfully, Signature of
Engineer. (Licence No. .....)

E-227/99.

Abhay Subrao Patil
(CIVIL), M.E. (Structures), LMISTE, FIV
Consulting Engineer & Approved Valuer
Lic. NO. : E-227/99, FIV NO. : 2307
Mobile No. : 9422707738

* Note:

The scope of work is to complete entire Real Estate Project as per drawings approved by the Competent Authority to time so as to obtain Occupation Certificate/Completion Certificate.

(*) 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 (*).

The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

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.

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)

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