



CORE CONSULTANTS

Structural Consultants & Chartered Engineers

Plot No. 206, Office No. 9 & 10, 3rd Floor, 'Krishna Arcade',
Opp. Shri Krishna Hospital, Samarth Nagar, Aurangabad - 431001.
Ph.: 0240 - 6602529, Email : vargantwar@gmail.com

FORM 2 [See Regulations 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: 25.07.2017

To,

M/S. SAFFRON ASSOCIATES, AURANGABAD.

Subject : Certificate of Cost Incurred for Development of "SAFFRON LANDSCAPES", for Construction of 4 Buildings, a Project situated on land gut no 57/P, BEED BY-PASS ROAD, VILLAGE SATARA, AURANGABAD. Pin No. : 431010, demarcated by its boundaries :

North : Internal road and Project of Saffron Landmarks.
South : Int. road and Project of Saffron Tranquil Landscapes.
East : LAND GUT NO 54 and 55.
West : Ware Housing Corporation & part of Gut no. 57.

of Division - AURANGABAD, village - SATARA, taluka - AURANGABAD,
District - AURANGABAD, Pin - 431005, admeasuring 8078 Sq. Mtrs. being
developed by M/S. SAFFRON ASSOCIATES, REF: RERA Registration Number
APPLIED.

RAJESH VARGANTWAR
STRUCTURAL CONSULTANT
& CHARTERED ENGINEER
REGN. No. M-150171-7

Sir,

We M/s. Core Consultants, have undertaken the assignment of certifying Estimated Cost for the Subject, Real Estate Project proposed to be registered under RERA, being Construction of 4 Buildings, a Project situated on land gut no 57/P, BEED BY-PASS ROAD, VILLAGE SATARA, AURANGABAD, Pin - 431010, admeasuring 8078 sq. meters and built up area of 23325 sq.meters being developed by M/S. SAFFRON ASSOCIATES, AURANGABAD.

1. Following technical professionals are appointed by Owner/ Promoter:-
 - (i) Shri. MANOJ KALA as L.S. / Architect;
 - (ii) M/s. Core Consultants as Structural Consultants.
 - (iii) M/s. ARIHANT CONSULTANTS as MEP Consultant
 - (iv) Shri. MANOJ KALA 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 proposed Buildings(s) of this 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. MANOJ KALA 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.

RAJESH VARGANTWAR
STRUCTURAL CONSULTANT
& CHARTERED ENGINEER
REGN. No. M-150171-7


RAJESH VARGANTWAR
STRUCTURAL CONSULTANT
& CHARTERED ENGINEER
REGN. No. M-150171-7

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 50,31,75,000/-. 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 AMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 0.00. 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, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/ Completion Certificate from Aurangabad Municipal Corporation is estimated at Rs. 50,31,75,000/-.
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 A and B below.

AMC
Aurangabad
Municipal Corporation


RAJESH VARGANTWAR
STRUCTURAL CONSULTANT
& CHARTERED ENGINEER
REGN. No. M-150171-7

TABEL A

1. Buildings (A1) – 48 Flats.

(to be prepared separately for each building/wing of the Real Estate Project)

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the buildings as on 25.07.2017 is	Rs. 11,76,13,250/-
2.	Cost Incurred as on 25.07.2017 (Based on the Estimated Cost)	Rs 0.00
3.	Work Done in Percentage (as percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 11,76,13,250/-
5.	Cost Incurred on Additional/ Extra Items as on 25.07.2017 not included in the Estimated Cost (Annexure-A)	Rs. 0.00/-



RAJESH VARGANTWAR
STRUCTURAL CONSULTANT
& CHARTERED ENGINEER
REGN. No. M-150171-7

TABEL A

2. Buildings (A2) – 48 Flats.

(to be prepared separately for each building/ wing of the Real Estate Project)

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the buildings as on 25.07.2017 is	Rs. 11,76,13,250/-
2.	Cost Incurred as on 25.07.2017 (Based on the Estimated Cost)	Rs 0.00
3.	Work Done in Percentage (as percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 11,76,13,250/-
5.	Cost Incurred on Additional/ Extra Items as on 25.07.2017 not included in the Estimated Cost (Annexure-A)	Rs. 0.00/-


RAJESH VARGANTWAR
STRUCTURAL CONSULTANT
& CHARTERED ENGINEER
REGN. No. M-150171-7

TABEL A

3. Buildings (A3) - 48 Flats.

(to be prepared separately for each building/ wing of the Real Estate Project)

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the buildings as on 25.07.2017 is	Rs. 11,76,13,250/-
2.	Cost Incurred as on 25.07.2017 (Based on the Estimated Cost)	Rs 0.00
3.	Work Done in Percentage (as percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 11,76,13,250/-
5.	Cost Incurred on Additional/ Extra Items as on 25.07.2017 not included in the Estimated Cost (Annexure-A)	Rs. 0.00/-


RAJESH VARGANTWAR
STRUCTURAL CONSULTANT
& CHARTERED ENGINEER
REGN. No. M-150171-7

TABEL A

4. Buildings (A4) - 48 Flats.

(to be prepared separately for each building/wing of the Real Estate Project)

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the buildings as on 25.07.2017 is	Rs. 11,76,13,250/-
2.	Cost Incurred as on 25.07.2017 (Based on the Estimated Cost)	Rs 0.00
3.	Work Done in Percentage (as percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 11,76,13,250/-
5.	Cost Incurred on Additional/ Extra Items as on 25.07.2017 not included in the Estimated Cost (Annexure-A)	Rs. 0.00/-


RAJESH VARGANTWAR
STRUCTURAL CONSULTANT
& CHARTERED ENGINEER
REGN. No. M-150171-7

TABEL B

(to be prepared separately for each building/ wing 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 25.07.2017 . Date of Registration is applied Cost Incurred as on 25.07.2017	Rs. 3,27,22,000/-
2.	Cost Incurred as on 25.07.2017 (based on the Estimated Cost) Work done in percentage Balance cost to e incurred	0.00 0.00% 3,27,22,000/-
3.	(as percentage of the estimated cost) Cost Incurred on Additional/ Extra Items as on 15.07.2017 not included in the estimated cost (Annexure-A)	0.00

Yours faithfully
For Core Consultants,

Rajesh Vargantwar
(Partner)
(License No. M-150171-7)

RAJESH VARGANTWAR
STRUCTURAL CONSULTANT
& CHARTERED ENGINEER
REGN. No. M-150171-7

***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 (8) and in case quantity are being calculated by officer 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)


RAJESH VARGANTWAR
STRUCTURAL CONSULTANT
& CHARTERED ENGINEER
REGN. No. M-150171-7