

FORM 2

ENGINEER'S CERTIFICATE

SHRINIVAS L. KARANJIKAR
B.E.(Civil), M.E.(Structure), M.I.E.F.I.V.
Consulting Civil Engineer, Structural Designer
Govt/Incometax Approved Valuer
A.M.C. Regd. No.E-210/95
Plot No.57, Sarang Society, Near Gajanan
Maharaj Mandir, Garkheda, Aurangabad

To,
RAJVEER INFRA PROJECTS
Ahinsa Bhavan, Ahinsa Nagar,
Aakashwani Chowk, Aurangabad - 431001

Date: 30-Oct-17

Subject : Certificate of Cost Incurred for Development of Aarya Casa, for Construction of 7 Buildings of the 1st Phase having MahaRERA Reg. no. P51500008230 situated on the Plot bearing Gut No. 55 old survey no. 27 demarcated by its boundaries:

15 mtr. wide proposed DP Road to the North
6 mtr. wide road to the South
Remaining land Gut No. 55 to the East
Remaining land Gut No. 55 to the West
Division: Aurangabad Municipal Corporation, Village: Itkheda, taluka & District: Aurangabad, PIN: 431005
Admeasuring 3895 sq.mts. area being developed by Rajveer Infra Projects.

Ref: MahaRERA Registration Number P51500008230

Sir,

I Shrinivas L. Karanjikar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 7 Buildings of the 1st Phase of the Project Aarya Casa having MahaRERA Reg. no. P51500008230 situated on the Plot bearing Gut No. 55 old survey no. 27 demarcated by its boundaries:

15 mtr. wide proposed DP Road to the North
6 mtr. wide road to the South
Remaining land Gut No. 55 to the East
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Division: Aurangabad Municipal Corporation, Village: Itkheda, taluka & District: Aurangabad, PIN: 431005
Admeasuring 3895 sq.mts. area being developed by Rajveer Infra Projects.

1. Following technical professionals are appointed by Promoter :-

- (i) M/s Bhale Pathe & Associates as Architect ;
- (ii) M/s SRITEC Consultants as Structural Consultant
- (iii) M/s Consulting Electrical Engineers Combine as MEP Consultant
- (iv) Shri Shrinivas L. Karanjikar 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 Buildings 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 Shri Shrinivas L. Karanjikar quantity Surveyor appointed by 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 buildings of the aforesaid project under reference as
INR 110,000,000

(Total of Table A and 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 buildings 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 INR 37,500,000 (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 Aurangabad Municipal Corporation is estimated at INR 72,500,000

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 :

TABLE A

Building: APARTMENT AARYA CASA

SR NO.	Particulars	Amounts in INR
1	Total Estimated cost of the building as on 30-10-2017	59,000,000.00
2	Cost Incurred as on 30-10-2017 (Based on Estimated Cost)	30,000,000.00
3	Work done in Percentage (as percentage of estimated cost)	51%
4	Balance Cost to be Incurred (Based on Estimated Cost)	29,000,000.00
5	Cost Incurred on Additional/ Extra Items as on 30-10-2017 not included in the Estimated Cost (Annexure A)	2,000,000.00

TABLE A

Building: BUNGALOW NO. 3 - C1

SR NO.	Particulars	Amounts in INR
1	Total Estimated cost of the building as on 30-10-2017	7,500,000.00
2	Cost Incurred as on 30-10-2017 (Based on Estimated Cost)	3,500,000.00
3	Work done in Percentage (as percentage of estimated cost)	47%
4	Balance Cost to be Incurred (Based on Estimated Cost)	4,000,000.00
5	Cost Incurred on Additional/ Extra Items as on 30-10-2017 not included in the Estimated Cost (Annexure A)	-

TABLE A

Building: BUNGALOW NO. 4 - C2

SR NO.	Particulars	Amounts in INR
1	Total Estimated cost of the building as on 30-10-2017	7,500,000.00
2	Cost Incurred as on 30-10-2017 (Based on Estimated Cost)	2,000,000.00
3	Work done in Percentage (as percentage of estimated cost)	27%
4	Balance Cost to be Incurred (Based on Estimated Cost)	5,500,000.00
5	Cost Incurred on Additional/ Extra Items as on 30-10-2017 not included in the Estimated Cost (Annexure A)	-

TABLE A**Building: BUNGALOW NO. 5 - C3**

SR NO.	Particulars	Amounts in INR
1	Total Estimated cost of the building as on 30-10-2017	7,500,000.00
2	Cost Incurred as on 30-10-2017 (Based on Estimated Cost)	1,000,000.00
3	Work done in Percentage (as percentage of estimated cost)	13%
4	Balance Cost to be Incurred (Based on Estimated Cost)	6,500,000.00
5	Cost Incurred on Additional/ Extra Items as on 30-10-2017 not included in the Estimated Cost (Annexure A)	-

TABLE A**Building: BUNGALOW NO. 6 - C4**

SR NO.	Particulars	Amounts in INR
1	Total Estimated cost of the building as on 30-10-2017	7,500,000.00
2	Cost Incurred as on 30-10-2017 (Based on Estimated Cost)	1,000,000.00
3	Work done in Percentage (as percentage of estimated cost)	13%
4	Balance Cost to be Incurred (Based on Estimated Cost)	6,500,000.00
5	Cost Incurred on Additional/ Extra Items as on 30-10-2017 not included in the Estimated Cost (Annexure A)	-

TABLE A**Building: BUNGALOW NO. 1 - B1**

SR NO.	Particulars	Amounts in INR
1	Total Estimated cost of the building as on 30-10-2017	8,000,000.00
2	Cost Incurred as on 30-10-2017 (Based on Estimated Cost)	-
3	Work done in Percentage (as percentage of estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	8,000,000.00
5	Cost Incurred on Additional/ Extra Items as on 30-10-2017 not included in the Estimated Cost (Annexure A)	-

TABLE A**Building: BUNGALOW NO. 2 - B2**

SR NO.	Particulars	Amounts in INR
1	Total Estimated cost of the building as on 30-10-2017	8,000,000.00
2	Cost Incurred as on 30-10-2017 (Based on Estimated Cost)	-
3	Work done in Percentage (as percentage of estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	8,000,000.00
5	Cost Incurred on Additional/ Extra Items as on 30-10-2017 not included in the Estimated Cost (Annexure A)	-

TABLE B**AARYA CASA PHASE - 1**

SR NO.	Particulars	Amounts in INR
1	Total Estimated cost of the project, internal and external development work including the amenities and facilities in the layout as on 30-10-2017	110,000,000.00
2	Cost Incurred as on 30-10-2017 (Based on Estimated Cost)	37,500,000.00
3	Work done in Percentage (as percentage of estimated cost)	34%
4	Balance Cost to be Incurred (Based on Estimated Cost)	72,500,000.00
5	Cost Incurred on Additional/ Extra Items as on 30-10-2017 not included in the Estimated Cost (Annexure A)	-

Yours Faithfully

Signature of Engineer
(Licence No. _____)

S. KRINIVAS L. KARANJIKAR
G.E. (Civil), M.E. (Structure), M.I.E.F.I.V.
Consulting Civil Engineer, Structural Designer
Govt. Income Tax Approved Valuer

**Note

1. The scope of work is to complete entire Real Estate Project approved from time to time so as to obtain Occupation Certificate / Completion Certificate.
2. The estimated cost includes all labour, material and other expenses to carry out entire work.
3. 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.
4. All components of work with specifications are indicative and not exhaustive.