



Shrinivas Karanjikar & Associates

□ CHARTERED ENGINEERS □ STRUCTURAL DESIGNERS

□ GOVT. / INCOME TAX APPROVED, IBBI REGISTERED VALUERS

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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: 17.12.2020

To

Mrs. Sunita B Joshi & Mr. Ninad N. Khoche.
Bhanudas Nagar, situated at G. No. 343/1 (Part),
Waluj (Budruk), CIDCO Waluj Mahanagar III, Taluka Gangapur, Dist. Aurangabad

Subject: Certificate of Cost Incurred for Development of Plotted Development project
i.e. Internal Roads, Water Lines, Sewer lines, Electrical street light and Open space
Fencing work and Tree Plantation at Bhanudas Nagar, situated at Gut No.
343/1 (Part), Waluj (Budruk), CIDCO Waluj Mahanagar III, Taluka. Gangapur,
Dist. Aurangabad. demarcated by its boundaries (latitude and longitude of the end points)

North: Gut No. 362

South: Gut No. 338 and G No 339

East: Gut No. 341 (P) & Gut No 342

West: Gut NO. 344

admeasuring 58394sq.mts. area (As per revised layout Part B area of Gut No.343/1 only)
being developed by Mrs. Sunita B Joshi & Mr. Ninad N. Khoche. [Promoter\ Owner]

Ref: Maha RERA Registration Number _____

Sir,

I/We have undertaken assignment of certifying Estimated Cost for the Subject
Real Estate Project proposed to be registered under Maha RERA, being Bhanudas Nagar, situated
at G. No. 343/1 (Part), Waluj (Budruk), CIDCO Waluj Mahanagar III, Tq.



Gangapur, Dist.Aurangabad.admeasuring**58394sq.mts. area**(As per revised layout Part B area of Gut No.343/1 only)being developed byMrs. Sunita B Joshi & Mr. Ninad N.Khoche.[Owner/Promoter]

6. Following technical professionals are appointed by **Owner** / Promoter:-
- (i) **Mr. Abhay Smart as Architect;**
 - (ii) **Shri ShriniwasKaranjikar as Structural Consultant \Engineer**
 - (iii) **M/s Optimal Design Prop. Mr. Dhananjay Pujari as MEP Consultant**
 - (iii) **Shri RameshwarKumawat as Site Supervisor.**

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) \Internal Roads, Water Lines, Sewer lines, Electrical street light and Open space Fencing work and Tree Plantationof 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 calculatedbyquantity 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 byus.

7. We estimate Total Estimated Cost of completion of the building(s)\Internal Roads, Water Lines, Sewer lines, Electrical street light and Open space Fencing work and Tree Plantation of the aforesaid project under reference as **Rs 2,55,90,000(In words :Two Crore Fifty five Lakhs Ninty thousands Rupees only)**(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 building(s)\Internal Roads, Water Lines, Sewer lines, Electrical street light and Open space Fencing work and Tree Plantationfromthe**CIDCO**being the Planning Authority under whose jurisdiction the aforesaid project is beingimplemented.
8. TheEstimatedCostIncurredtilldateiscalculatedat**Rs.2,55,90,000(In words :Two Crore Fifty five Lakhs Ninty thousands Rupees only)**(Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total EstimatedCost.
9. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of thesubjectprojecttoobtainOccupationCertificate/CompletionCertificatefrom **CIDCO**(planning Authority) is estimatedat **Rs NIL**(Total of Table A andB).
10. 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 /Wing bearing Number_____or called_____

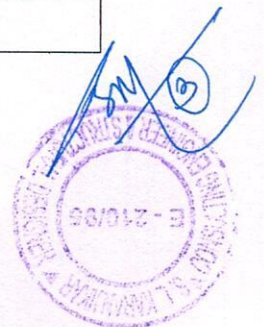
(to be prepared separately for each Building /Wing of the Real Estate Project) : Not Applicable

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing ason_____date of Registrationis	NA
2	Cost incurred ason_____ (based on the Estimated cost)	NA
3	Work done in Percentage (as Percentage of the estimated cost)	NA
4	Balance Cost to be Incurred (Based on Estimated Cost)	NA
5	Cost Incurred on Additional /Extra Items ason_____not includedin the Estimated Cost (Annexure A)	NA

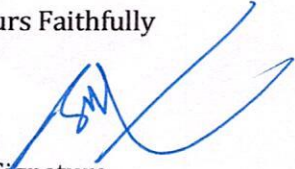
TABLE B

(to be prepared for the entire registered phase of the Real Estate Project): Plotted Development:

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout ason date of Registration is	Rs.2,55,90,000___/-
2	Cost incurred ason 17.12.2020 (based on the Estimated cost)	Rs. 2,55,90,000 /-
3	Work done in Percentage (as Percentage of the estimated cost)	100 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. NIL/-
5	Cost Incurred on Additional /Extra Items ason 17.12.2020 not included in the Estimated Cost (Annexure A)	Rs. NIL/-



Yours Faithfully


Signature

(LicenceNo DDMCB /APL/00792 dated 13.02.2020)

*** 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 /CompletionCertificate.
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 (*) 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(*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entirework.
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 beincurred.
5. All components of work with specifications are indicative and notexhaustive.

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

Note : No Additional item executed

