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ABHIRANJAN CONSULTANTS

ABHAY S. PATIL
B.E. (Civil), M.E. (Structures)
FIV No. 7303, Lic. No. : TPS/E-277/99
Reg. No. : CAT-I/34AB/237/2015-18

MRS. RANJANA A. PATIL
B.E. (Civil), AMIE

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Mob. : 8083409999

* Structural Engineers * Govt. Approved Valuers * Consulting Engineers

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Date : 18/06/2021

To,
Kalpak Developers,
Through Its Partner, Mr.Ashok Choure and others,
Aurangabad.

Subject: Certificate of Cost Incurred forKalpak Developers, 102, Veer Shanti, KrantiChowk, Aurangabad - 431005.
Development of 'Udyog Kalpak'Itkheda, Auraugabad for Construction of Row Houses (Row House No.01 to 23). Theproposed Row Houses situated on the Plot Nos. from 09 to 13 bearing Gut No.36and 37 demarcated by its boundaries (latitude and longitude of theend points) 7.5 Mtr. Road to the North, Plot No.14 of same layout to the South,9 Mtr. Road to the East,Part of Gut No.38 & Part of Gut No.45 to the Westof DivisionItkheda,Taluka Aurangabad District Aurangabad Pin431136admeasuring 2119.06 sq.mts. area being developed by Kalpak Developers through Its partner Mr. Ashok Choure and others.

Ref: RERA Registration Numberto be Applied for.

Sir,

I,Abhay S. Patilhave undertaken assignment of certifying Estimated Cost for theSubject Real Estate Project proposed to be registered under RERA, being Row houses Building(s) (R. House No.01 to 23) of the'Udyog Kalpak'Building situated onthe Plot bearing Nos. from 09 to 13 CTS No./Gut No.36& 37 of DivisionItkhedaVillage TalukaAurangabad Distt. Aurangabad. Pin 431116admeasuring2119.06 Sq.Mtrs. for Row Housesarea being developedby Kalpak Developers, through Its partner Mr.AshokChoure and others.

1. Following technical professionals are appointed by Kalpak Developers :-
   i) Mr.SaurabhMirkuteas L.S. / Architect;
   ii) Mr.AbhayPatilas Structural Consultant
   iii)Mr.SaurabhMirkute as MEP Consultant.
   iv)Mr.SaurabhMirkuteas Quantity Surveyor.

ABHAY PATIL Res. No. M-1475244 (MIE) Chartered Engineer

Office : Flat No. 1, Varun Complex, Ulkanagari, Garkheda, Aurangabad. E-mail : abhiranjan2011@gmail.com

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 bythe Developer and Consultants and the Schedule of items and quantity for the entire work as calculated byMr.SaurabhMirkuteQuantity 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 Row House(s) of the aforesaid project under reference as **Rs.3,50,00,000 /-.** 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 **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. 73,75,000/-**. 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 MunicipalCorporation** is estimated at **Rs.2,76,25,000/-**
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

Project 'Kalpak Udyog' Row Houses

(Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the Row Houses as on 17.06.2021date of Registration is	Rs.3,50,00,000/-
2.	Cost Incurred as on 17.06.2021 (based on the Estimated cost)	Rs.73,75,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	21.07%
4.	Balance Cost to be Incurred(Based on Estimated Cost)	Rs.2,76,25,000 /-
5.	Cost Incurred on Additional / Extra Items as on ___ not included in the Estimated Cost (Annexure-A)	Rs.____zero___

ABHAY PATIL Res. No. M-1475244 (MIE) Chartered

TABLEB:NOT APPLICABLE

Sr. No.	Particulars	Amounts
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._____/-
2.	Cost Incurred as on_____(based on the Estimated cost)	
3.	Work done in Percentage (as Percentage of the estimated cost)	Rs._____/-
4.	Balance Cost to be Incurred (Based on Estimated Cost)	__%
5.	Cost Incurred on Additional/ Extra Items as on ____ not included in the Estimated Cost (Annexure-A)	Rs._____/-
		Rs.____zero___

Yours Faithfully,

(Abhay S. Patil)

(Structural Engineer)

ABHAY SUBRAO PATIL
B.E.(Civil), M.E. (Structures), MIE, FIV,
Consulting Engg. & Govt. Approved Valuer,
LIC No. TDMCB/R/2020/APL/00811
AMC, Aurangabad.

* 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 (*) 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 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 : Not Applicable

List of Extra / Additional Items executed with Cost.

(which were not part of the original Estimate of Total Cost)

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AMC, Aurangabad.