



ABHIRANJAN CONSULTANTS

ABHAY S. PATIL
MRS. RANJANA A. PATIL
SHIVRAJ A. PATIL

B.E. (Civil), M.E. (Structures), FIV, MIE
CERT No. : DDMCB/R/2021/APL/01311
Chartered Engineer (M-1475244)

B.E. (Civil), AMIE

D.C.E., B.E. (Civil)
Mob. : 8083409999

Govt. Valuer Reg. No. CAT-I/34AB/237/2015-16

❖ 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: 10/07/2024

To,

The M/s Navkar Infra,

Shop No: 06, Ghole Complex,

Beed By Pass Road,

Satara Parisar,

Aurangabad.

Subject: Certificate of Cost Incurred for Development of having MahaRERA Registration Number P51500048210 being developed by M/s Navkar Infra (As On 30.06.2024)

Sir,

1. I Er. Abhay Subrao Patil have undertaken assignment of certifying Estimated Cost for "Navkar Tower" having MahaRERA Registration Number P51500048210 being developed by M/s Navkar Infra.

2. We have estimated the cost of Civil, MEP, and allied works required for completion of the apartments and proportional completion of internal & external works of the project as per specifications mentioned in the agreement of sale. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Developer / Consultant. The Schedule of items and quantity required for the entire work as calculated by Shri Abhay Subrao Patil Quantity Surveyor* appointed by Developer/Engineer, the assumption of the cost of material, labor, and other inputs made by the developer, and the site inspection carried out by us to ascertain/confirm the above analysis given to us.

3. We estimate the Total Estimated Cost of completion of the aforesaid project under reference at Rs. 5,09,46,590 /- (Total of Table A and B) at the time of Registration. The estimated Total Cost of the project is with reference to the Civil, MEP, and Allied works required for completion of the apartments and proportionate completion of internal &



external works, as per specifications mentioned in the agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the Building(s) / Wing(s) / Layout / Plotted Development from the **Aurangabad Municipal Corporation** Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs.2,25,00,000 /-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of inputs received from the site, cost of the elements

5. The Balance Cost of Completion of the Civil, MEP, and Allied works for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in the agreement of sale, of the Project is estimated at **Rs 2,84,46,590 /-** (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP, and allied work for the apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE A

Building / Wing / Layout / Plotted Development bearing Number **3** (to be prepared separately for each building / wing / layout / plotted development of the Real Estate Project)

Sr. No	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the Building/Wing/Layout/Plotted Development as on date of Registration is	Rs 4,07,57,272 /-
2	Cost incurred as on 30.06.2024	Rs 2,11,93,782 /-
3	Work done in Percentage (as Percentage of the estimated cost)	52%
4	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs 1,95,63,490 /-
5	Cost Incurred on additional/Extra Items not included in the Estimated Cost (Table - C)	Rs. NIL



TABLE B

Internal & External Development Works in Respect of the Registered Phase

Sr. No	Particulars	Amount (In Rs.)
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 1,01,89,318 /-
2	Cost incurred as on 30.06.2024	Rs 13,06,218 /-
3	Work done in Percentage (as Percentage of the estimated cost)	12.81 %
4	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs 88,83,100 /-
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table C)	Rs. NIL



Yours Faithfully,

Abhay Subrao Patil

Total Authority license no: 1475244(MIE)

Agreed and accepted by,

Signature of Promoter

Date: 10/07/2024Place : Aurangabad

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.
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 quantities 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. (**) Balance Cost to be incurred may vary from Difference between Total Estimated Cost and Actual Cost incurred due to deviation in quantity required/escalation of cost, etc. 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.
5. Please specify if there are any deviations/qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

TABLE C

List of Extra/Additional/Deleted Items considered in Cost

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

Sr. No	List of Extra/Additional/Deleted Items	Amount (In Rs.)
1		
2		

