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# ABHIRANJAN CONSULTANTS

ABHAY S. PATIL
B.E. (Civil), M.E. (Structures), FIV, MIE
CERT No. : DDMCB/R/2021/APL/01311
Chartered Engineer (M-1475244)
Govt. Valuer Reg. No. CAT-I/34AB/237/2015-16

MRS. RANJANA A. PATIL
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Mob. : 8083409999

❖ Structural Engineers ❖ Govt. Approved Valuers ❖ Consulting Engineers

## FORM - 2

## ENGINEER'S CERTIFICATE

Date: 10.07.2025

**To,**

**M/S Navkar Infra ,**
**Shop No : 06 , Ghole Complex ,**
**Beed Byepass road ,**
**Satara Parisar ,**
**Aurangabad.**

**Subject:** Certificate of Cost Incurred for Development for Construction of **" NAVKAR TOWERS "** Building situated on Plot No : 03 , Gut No : 50/01 , Garkheda , Aurangabad , demarcated by its boundaries 80 feet road to the East , Plot No : 11 to the West , Plot No : 04 to the North and 9.00 M Wide road to the South, totally admeasuring Plot area : 464.5 Sq. Mt and built up area 1869.02 Sq.Mt being developed by M/s Navkar Infra

Ref: RERA Registration Number – **( P-51500048210 )**

Sir

I, Er. Abhay Subrao Patil have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under RERA, being " Navkar Tower " Building situated on Plot No : 03 , Gut No : 50/01 , Garkheda , Aurangabad totally admeasuring Plot area : 464.5 Sq. Mt and built up area 1869.02 Sq.Mt being developed by M/s Navkar Infra

1. Following technical professionals are appointed by Developer:-
   i) Mr. JB & Associates as Architect;
   ii) Shri Abhay Subrao Patil as Structural Consultant
   iii) Shri Abhay Subrao Patil as Quantity Surveyor.
2. We have estimated the cost of the completion to obtain Occupation Certificate of the Civil, MEP and Allied works, of the Building 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 Abhay Subrao Patil quantity Surveyor appointed by Developer, and the assumption of the cost of material, labour and other inputs made by Developer, and the site inspection carried out by us.

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

3. We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as **Rs. 5,09,46,590 /-** 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 for the building 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 **Rs. 5,50,00,000** /-. 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 of the subject project to obtain Occupation Certificate from Aurangabad Municipal Corporation is estimated at **Rs. NIL /-**

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**

| Sr.No. | Particulars | Amounts |
|---|---|---|
| 1. | Total Estimated cost of the building as on date of Registration is | Rs 4,07,57,222 /- |
| 2. | Cost Incurred as on 30.06.2025 | Rs 0.00 /- |
| 3. | Work done in Percentage | 90 % |
| 4. | Balance Cost to be Incurred | Rs NIL /- |
| 5. | Cost Incurred on Additional / Extra Items as on 30.06.2025 not included in the Estimated Cost (Annexure-A) | Rs Nil. |

**TABLE-B**

| Sr.No. | Particulars | Amounts |
|---|---|---|
| 1. | Total Estimated cost of the internal and external development works including amities and facilities in the layout as on date of Registration is | Rs 1,01,89,318 /- . |
| 2. | Cost Incurred as on 30.06.2025 | Rs 0.00 /- . |
| 3. | Work done in Percentage | 90\ % |
| 4. | Balance Cost to be Incurred | Rs NIL /- |
| 5. | Cost Incurred on Additional / Extra Items as on 30.06.2025 not included in the Estimated Cost (Annexure-A) | Rs Nil. |

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

Yours Faithfully




Abhay Subrao Patil

Agreed & Accepted by:
Reshma Mandleda

Signature of Promoter Name:
Date: 10-07-2025:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time as per specifications mentioned in the Agreement to Sale.

2. (*) Quantity Survey can be done by the office of Engineer or can be done by an independent Quantity Surveyor, who's Certificate of Quantity Calculated, can be relied up on by Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) & in case quantity are being calculated by office of Engineer, the name of 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 (4) may vary from difference between Total Estimated Cost (1) & actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an Estimated Cost any deviation quantity required for the Development of Real Estate Project will result in an amendment of the cost incurred / to be incurred.

4. All components of work with specifications are indicative & not exhaustive

5. Please specify if there are any deviations / qualifications. Example: Any deviation in input material used from specifications in Agreement of Sale.

**TABLE – C**

List of Extra / Additional / Deleted Items considered in the Cost
(Which were not parts of the original Estimate of Total Cost)

| S. No. | List of Extra / Additional / Deleted Items | Amount (in Rs.) |
|---|---|---|
| 1. | | |
| 2. | | |