FORM-2

ENGINEER'S CERTIFICATE

July 15, 2017.

To,

United Builders,
United House,
Kulkarni Colony,
Sharanpur Road,
Nashik 422002,
Maharashtra.

Subject : Certificate of Cost Incurred for Development of United Sanskruti Phase I for construction of building '2' and building '3' of the Ist phase of the project situated on Plot no. 3+4+5+6, Sr. No. 277/3/1+2, Village, Taluka and District Nashik demarcated by its boundaries United Sanskruti Phase II to the North, Plot no 2 of the same layout to the South, Adjascent sr. no. 276 to the East, 12 m wide road to the West of Division Nashik, Village Nashik, Taluka Nashik, District Nashik, PIN 422 003 admeasuring 3790.00 sq.mts. area being developed by United Builders.

Sir,

I, Mr. Navjyot Gahir have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being building '2' and building '3' of the Ist phase of the project situated on Plot no. 3+4+5+6, Sr. No. 277/3/1+2, Village, Taluka and District Nashik demarcated by its boundaries United Sanskruti Phase II to the North, Plot no 2 of the same layout to the South, Adjascent sr. no. 276 to the East, 12 m wide road to the West of Division Nashik, Village Nashik, Taluka Nashik, District Nashik, PIN 422 003 admeasuring 3790.00 sq.mts. area being developed by United Builders.

1. Following technical professionals are appointed by Owner / Promoter :—
   (i) Ar. Satyajeet Patwardhan as Architect ;
   (ii) Shri Mitesh Mutha as Structural Consultant
   (iii) Shri Ramesh Sonar 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 Building(s) 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 Mr. Ramesh Sonar quantity 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 building(s) of the aforesaid project under reference as Rs. 14,15,00,000.00 (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) from the Nashik 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. 7,75,00,000.00 (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

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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 Nashik Municipal Corporation is estimated at Rs. 6,40,00,000.00 Total of Table A and B).

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 2

Sr. No (1)	Particulars (2)	Amount (3)
1	Total Estimated cost of the building/wing as on 15.07.2017 is	Rs. 7,75,00,000.00
2	Cost incurred as on 15.07.2017 (based on estimated cost)	Rs. 4,00,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	51.61 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,75,00,000.00
5	Cost Incurred on Additional /Extra Items as on 15.07.2017 not included in the Estimated Cost (Annexure A)	N.A.

TABLE A

Building 3

Sr. No (1)	Particulars (2)	Amount (3)
1	Total Estimated cost of the building/wing as on 15.07.2017 is	Rs. 5,50,00,000.00
2	Cost incurred as on 15.07.2017 (based on estimated cost)	Rs. 3,00,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	54.54 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,50,00,000.00
5	Cost Incurred on Additional /Extra Items as on 15.07.2017 not included in the Estimated Cost (Annexure A)	N.A.

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TABLE B

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

Sr. No (1)	Particulars (2)	Amount (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 15.07.2017	Rs. 90,00,000.00
2	Cost incurred as on 15.07.2017 (based on estimated cost)	Rs. 75,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	83.33 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 15,00,000.00
5	Cost Incurred on Additional /Extra Items as on 15.07.2017 not included in the Estimated Cost (Annexure A)	N.A.

Yours Faithfully,

Mr. Navjot Gahir
B.E Civil
Aadhar Number 361612560385

*** 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.

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