

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: 18/01/2018

To,
The

The Ajit Suresh Bane,
Prop. Of Ajit Bane Constructions,
Chittaranjan Soc, Saikheda Road,
Dasak, Nashik Road, Nashik

Subject: Certificate of Cost Incurred for Development of Garden View for
Construction of First & Second building(s)/ A, B, & C Wing(s) of the
First Phase (MahaRERA Registration Number **P51600000880**) situated on the Plot
Bearing Survey No. 46/3B/ demarcated by its boundaries (latitude and longitude of
the end points) Sr. No. 46/3A to the North Sr.No. 46/3C to the South Sr. No.44/1B
to the East Part of Sr. No. 46/3B to the West of Division Nashik Village Panchak.
Taluka Nashik District Nashik.
PIN 422101. admeasuring 2900.00 sq.mts. area being developed by Ajit Bane
Constructions.

Ref : MahaRERA Registration Number : **P51600000880**

Sir,

I/ We **DILIP NAMDEO GADAKH** have undertaken assignment of certifying Estimated Cost for the
Subject Real Estate Project proposed to be registered under MahaRERA, being

1. 02 No. of Building(s)/ 03 Wing(s) of the I Phase situated on the Plot bearing
C.N. No./CTS No./Survey No./ Final Plot No. 46/3B demarcated by its boundaries (latitude
and longitude of the end
Points) Sr. No. 46/3A to the North Sr .No. 46/3C to the South Sr. No. 44/1B
to the East Part of Sr .No. 46/3B to the West of Division Nashik Village Panchak.
Taluka Nashik District Nashik, PIN 422101 admeasuring 2900.00 sq.mts. area being
Developed by Ajit Bane Constructions

Following technical professionals are appointed by Owner / Promoter:—

- (i) M/s /Shri/Smt D.R. GADE as L.S. / Architect ;
- (ii) M/s /Shri/Smt DILIP.N. GADAKH as Structural Consultant
- (iii) M/s /Shri/Smt ----- as MEP Consultant

(iv) M/s /Shri/Smt -----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 -----
---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. 6,64,20,450/- (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 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 2, 76, 86,730/-(Total of Table A and B). 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 Nashik Municipal Corporation (planning Authority) is estimated at Rs. 3,87,33,720/- (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

First Building /Wing bearing Number A & B

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 10-01-2018 date of Registration is	Rs. 4,05,51,800/-
2	Cost incurred as on 10-01-2018 (based on the Estimated cost)	Rs. 1,21,65,540/-
3	Work done in Percentage (as Percentage of the estimated cost)	30%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,83,86,260/-
5	Cost Incurred on Additional /Extra Items as on 10-01-2018 not included in the Estimated Cost (Annexure A)	Rs.

TABLE B

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

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 10-01-2018 date of Registration is	Rs. 39,00,000/-

(1)	(2)	(3)
2	Cost incurred as on 10-01-2018 (based on the Estimated cost).	Rs. 15,60,000/-
3	Work done in Percentage (as Percentage of the estimated cost).	40%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 23,40,000/-
5	Cost Incurred on Additional /Extra Items as on 10-01-2018 not included in the Estimated Cost (Annexure A).	Rs.

TABLE A

Second Building /Wing bearing Number C

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 10-01-2018 date of Registration is	Rs. 2,58,68,650/-
2	Cost incurred as on 10-01-2018 (based on the Estimated cost)	Rs. 1,55,21,190/-
3	Work done in Percentage (as Percentage of the estimated cost)	60%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,03,47,460/-
5	Cost Incurred on Additional /Extra Items as on 10-01-2018not included in the Estimated Cost (Annexure A)	Rs.

TABLE B

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

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 10-01-2018 date of Registration is	Rs. 26,00,000/-

(1)	(2)	(3)
2	Cost incurred as on 10-01-2018 (based on the Estimated cost).	Rs. 10,40,000/-
3	Work done in Percentage (as Percentage of the estimated cost).	40%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 15,60,000/-
5	Cost Incurred on Additional /Extra Items as on 10-01-2018 not included in the Estimated Cost (Annexure A).	Rs.

GADAKH D. N.
CIVIL ENGG CONSULTANT
STRUCTURAL DESIGNER

(Signature)
18/01/18

Yours Faithfully,

Gadakh Dilip Nandedo

(Licence No. 110/119)

*** 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

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