

FORM-2

ENGINEER'S CERTIFICATE

Date : 26/07/2017

To,
Karmaa Builders,
Aditya Heights,
Holkar Road,
Mumbai Naka,
Nashik - 422009

Subject : Certificate of Cost Incurred for Development for Phase I of Karmaa Galaxy for Construction of Tower I (A,B and C Wing) and Tower III (G Wing) of the project situated on the Plot bearing Survey No. 400 A/5/1,2,6,7,8 demarcated by its boundaries Plot No. 400A/5/6 (19.997741, 73.812422) to the North, Colony Road (19.997355, 73.812725) to the South, Plot No 387(19.997693, 73.812776) to the East, Colony Road (19.997393, 73.812363) to the West of Division-Nashik, village-Nashik, taluka-Nashik, District- Nashik City 2, PIN 422011 admeasuring 19024.00 sq.mts. area being developed by Karmaa Realty.

Sir,

I, Rohit N Yeole have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project, proposing this for ongoing project to be registered under MahaRERA, being Phase I, Tower I and Tower III of Karmaa Galaxy situated on the plot bearing Survey No. 400A/5/1,2,6,7,8 of Nashik City 2, Division-Nashik, Village-Nashik District- Nashik, PIN - 422011 admeasuring 19024.00 sq.mts. area being developed by Karmaa Realty.

1. Following technical professionals are appointed by Owner / Promoter :—

- (i) Rupali and Vivek Jaykhedkar Architects as L.S. / Architect ;
- (ii) Shri Gautam Chande as Structural Consultant
- (iii) M/s MEP Consulting Engineers as MEP Consultant

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 me for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by myself 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.



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3. We estimate Total Estimated Cost of completion of the Phase I of Karmaa Galaxy of the aforesaid project under reference as Rs. 32,00,00,000/- (Rupees Thirty Two Crores only). 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 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.31,08,26,101.00 (Table A-summary). 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 Phase I of the subject project to obtain Occupation Certificate / Completion Certificate from Nashik Municipal Corporation is estimated at Rs. 91,73,899/- (Table A-summary).

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.1, A.2, A-3, A-4.

TABLE A.1
Wing A in Tower I in Karmaa Galaxy

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Wing A in Tower I of Karma Galaxy as on 26/07/2017 date of Registration is	Rs 9 56,16,000.00/-
2	Cost incurred as on 26/07/2017 (based on the Actual cost)	Rs 9 40 20 000.00/-
3	Work done in Percentage (as Percentage of the estimated cost)	98.33%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 15,96,000.00/-
5	Cost Incurred on Additional /Extra Items as on 26/07/2017 not included in the Estimated Cost (Annexure A)	N.A



TABLE A.2

Wing B in Tower I in Karmaa Galaxy

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Wing B in Tower I of Karma Galaxy as on 26/07/2017 date of Registration is	Rs 7,36,32,000 00/-
2	Cost incurred as on 26/07/2017 (based on the Actual cost)	Rs 7,24,00,000 00/-
3	Work done in Percentage (as Percentage of the estimated cost)	98.32%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 12,32,000.00/-
5	Cost Incurred on Additional /Extra Items as on 26/07/2017 not included in the Estimated Cost (Annexure A)	N.A.

TABLE A.3

Wing C in Tower I in Karmaa Galaxy

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Wing C in Tower I of Karma Galaxy as on 26/07/2017 date of Registration is	Rs 9,38,56,000 00/-
2	Cost incurred as on 26/07/2017 (based on the Actual cost)	Rs 9,25,50,000 00/-
3	Work done in Percentage (as Percentage of the estimated cost)	98.60%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 13,06,000.00/-
5	Cost Incurred on Additional /Extra Items as on 26/07/2017 not included in the Estimated Cost (Annexure A)	N.A.



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TABLE A.4
Tower III in Karmaa Galaxy

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Tower III of Karma Galaxy as on 26/07/2017 date of Registration is	Rs 5 68.96.000 00/-
2	Cost incurred as on 26/07/2017 (based on the Actual cost)	Rs.5,18,56,101 00/-
3	Work done in Percentage (as Percentage of the estimated cost)	91.14%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 49.75.899 00/-
5	Cost Incurred on Additional /Extra Items as on 26/07/2017 not included in the Estimated Cost (Annexure A)	N A

TABLE A (SUMMARY OF TABLES A.1, A.2, A.3, A.4)
PHASE 1 (TOWER I &TOWER III)

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the PHASE 1 (TOWER I &TOWER III) Karma Galaxy as on 26/07/2017 date of Registration is	Rs 32,00,00,000 00/-
2	Cost incurred as on 26/07/2017 (based on the Actual cost)	Rs 31,08,26,101 00/-
3	Work done in Percentage (as Percentage of the estimated cost)	97.13%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 91,73.899/-
5	Cost Incurred on Additional /Extra Items as on 26/07/2017 not included in the Estimated Cost (Annexure A)	N A



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Yours Faithfully,

Signature of Engineer.

(Licence No AMI741627)

*** 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)