

FORM-2 [see Regulation3]  
ENGINEER'S CERTIFICATE

Date: 25/07/2017

To,  
**M/s. S. D. Bhalerao Constructions Pvt. Ltd.,**  
501, 5<sup>th</sup> Floor, Samarth Arcade,  
Opp. Holy Cross School,  
Old Mumbai Agra Road,  
Thane (W) – 400 601.

Subject: Certificate of Cost Incurred for redevelopment of Project viz.  
**“Padmavati Nagari”, Building No. 1, A & B Wing** of the Project  
(RERA Regd. No. – Applied for) situated on the Plot Nos. 15 to 18  
& 35 to 38, Gut No. 162, demarcated by its boundaries land  
bearing Gut No.155 & 154 to the North, land bearing Gut No. 173 to  
the South, land bearing Gut No.160, 161, 157 & 155 to the East,  
land bearing Gut No. 163,164 &172 to the West, of Division  
Nashik, Village Pimpri Saddroddin, Taluka Igatpuri, District  
Nashik, PIN 422403 admeasuring 1252.56 sq.mtrs. out of total  
area of 20100 sq. mtrs. being developed by M/s. S. D. Bhalerao  
Constructions Pvt. Ltd.

Ref: MahaRERA Registration Number – Applied for.

Sir,

I have undertaken assignment of certifying Estimated Cost for the Subject  
Real Estate Project proposed to be registered under MahaRERA, being  
Building situated on the plot Nos. 15 to 18 & 35 to 38, Gut No. 162,  
demarcated by its boundaries land bearing Gut No.155 & 154 to the North,  
land bearing Gut No. 173 to the South, land bearing Gut No.160, 161, 157 & 155  
to the East, land bearing Gut No. 163,164 &172 to the West, of Division  
Nashik, Village Pimpri Saddroddin, Taluka Igatpuri, District Nashik, PIN  
422403 admeasuring 1252.56 sq.mtrs. out of total area of 20100 sq. mtrs.  
being developed by M/s. S. D. Bhalerao Constructions Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter :-
- i) M/s. CRS Architects as Architect;
  - ii) M/s. Associated Consultant as Structural Consultant.

2. I 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 and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
3. I estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs. 3,50,00,000/- (Total of Table A). 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 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 1,50,00,000/- (Total of Table A). 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 / Completion Certificate from (planning Authority) is estimated at Rs.2,00,00,000/- (Total of Table A).
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:

**TABLE A**

| <b>Sr.<br/>No.</b> | <b>Particulars</b>                                              | <b>Amount<br/>Rs.</b> |
|--------------------|-----------------------------------------------------------------|-----------------------|
| 1                  | Total Estimated cost of the building as on date of Registration | 3,50,00,000/-         |
| 2                  | Cost incurred as on date                                        | 1,50,00,000/-         |
| 3                  | Work done in Percentage (as Percentage of the estimated cost)   | 43%                   |
| 4                  | Balance Cost to be Incurred (Based on Estimated Cost)           | 2,00,00,000/-         |

Yours faithfully,



**Anil T. Mokashi**  
(Engineer)  
(License No. N.A.)