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Date – 26/07/2017

Rahul Rameshwar Kadam.

A/P -: Gurukrupa Sankul,

New Agra Road.

Pimpalgaon Baswant.

Tal - : Niphad , Dist:-Nashik

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FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

Date : 26/07/2017

To,

Shilpa Estates, 2/ First floor, Sumangal Builders House, Opp Holaram Colony, Sadhu Waswani Road, Near MICO Circle, Nashik - 422002

Subject : Certificate Cost Incurred for Development of Construction Work of
"Empire Marvel" Project , comprising of Buildings "Empire Marvel Wing A" and " Empire Marvel Wing B"
situated on the
Survey No.28/1B+1C at Chehdi Bk Shivar
demarcated by its boundaries (latitude and longitude of the end points)
On or towards East : Survey n. 29 of Chehdi Bk
On or towards West : NH-50
On or towards North : Survey no. 28/1A of Chehdi Bk
On or towards South : Survey no. 28/2, 28/3, 28/4 of Chehdi Bk
of Division Nashik village Chehdi Bk taluka Nashik District Nashik
PIN 422101
admeasuring 2563 sq.mts. area being developed
by Shilpa Estates (Partnership firm)

Sir,

I, **Er. Rahul Rameshwar Kadam** have undertaken assignment as of certifying Estimated Cost for the Construction Work of **Empire Marvel** Project , Real Estate Project proposed to be registered under MahaRERA, comprising of Buildings '**Empire Marvel Wing A**' and '**Empire Marvel Wing B**', situated on the plot bearing Survey No.28/1B+1C of Division Nashik village Chehdi Bk taluka Nashik District Nashik PIN 422101, admeasuring 2563 sq.mts. area being developed

by **Shilpa Estates** (Partnership firm)

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

- (i) Shri Ar. Pankaj Jadhav as L.S. / Architect
- (ii) Shri Er. Prasanna Bhore as Structural Consultant.
- (iii) M/s /Shri / Smt. NOT APPLICABLE as MEP Consultant
- (iv) Shri Sachin Jadhav as Site Supervisor

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CONSULTING ENGINEER
REG.No ADTP-NASHIK/416

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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 **Er. Rahul Rameshwar Kadam** 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. 14,18,16,500/-** (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. 1,90,32,360/-** (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** is estimated at **Rs. 12,27,84,140/-** (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 /Wing called Empire Marvel Wing A

Sr. No (1)	Particulars (2)	Amount (3)
1	Total Estimated cost of the building/wing as on 15/07/2017 date of Registration is	Rs. 6,38,55,000
2	Cost incurred as on 25/07/2017 (based on estimated cost)	Rs.88,24,760
3	Work done in Percentage (as Percentage of the estimated cost)	13.82%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 5,50,30,240
5	Cost Incurred on Additional /Extra Items as on 25/07/2017 not included in the Estimated Cost (Annexure A)	Rs. 0

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TABLE A

Building /Wing called Empire Marvel Wing B

Sr. No (1)	Particulars (2)	Amount (3)
1	Total Estimated cost of the building/wing as on 15/07/2017 date of Registration is	Rs. 6,54,07,500
2	Cost incurred as on 25/07/2017 (based on estimated cost)	Rs.90,40,600
3	Work done in Percentage (as Percentage of the estimated cost)	Rs. 13.82%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 5,63,66,900
5	Cost Incurred on Additional /Extra Items as on 25/07/2017 not included in the Estimated Cost (Annexure A)	Rs. 0

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 date of Registration is	Rs. 1,25,54,000
2	Cost incurred as on 25/07/2017 (based on estimated cost)	11,67,000
3	Work done in Percentage (as Percentage of the estimated cost)	9.30%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,13,87,000
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	0

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Yours Faithfully,

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Signature of Engineer
RAHUL KADAM & ASSOCIATES
CONSULTING ENGINEER
REG. No. ADTP-NASHIK/416
(Licence No.:- N.A.)

*** 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.