

FORM-2
ENGINEER'S CERTIFICATE

Date : July 18, 2017.

To,
Shri. Sushil S. Bagad,
BAGAD PROPERTIES,
1, Ramtirth Park, Kulkarni Colony,
Nashik - 422002.

Sub. : Certificate of cost incurred for Development of **Nature's Pride, Phase-1 (A-wing, B-wing, & C-wing)** situated on the Plot bearing **Survey No. 141/1 to 2/2, 141/1 to 2/1/2 and 141/1 to 2/1/3** situated in **Westwind Meadows** and demarcated by its boundaries (latitude and longitude of the end points - S.No.140(P) to the North, Nature's Pride, Phase-2 & 18.00mtr. wide road to the South, Adj. S.No.141/1+2/1/4 to the East, S.No. 141/1+2/1/4 & 5 to the West) of Village Makhmalabad, Tal. & District Nashik PIN-422003 admeasuring 8502.00 Sq.mtrs. area being developed by **M/s. Bagad Properties.**

Ref : MahaRERA Registration Number _____

Sir,

I, Sunil P. Gawade has undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, **Nature's Pride, Phase-1 (A-wing, B-wing, & C-wing)** situated on the Plot bearing **Survey No. 141/1 to 2/2, 141/1 to 2/1/2 and 141/1 to 2/1/3** situated in **Westwind Meadows** of Village Makhmalabad, Tal. & District Nashik PIN-422003 admeasuring 8502.00 Sq.mtrs. area being developed by **M/s. Bagad Properties.**

1. Following technical professionals are appointed by the Promoter :—
 - (i) Shri Avinash G. Kothawade as L.S. / Architect,
 - (ii) M/s. J W Consultants, Pune as Structural Consultant,
 - (iii) M/s Mclin Consultant as Plumbing Consultant,
 - (iv) Shri. Santosh Lonari 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 Shri. Santosh Lonari 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 ₹31,75,00,000/- (in words Rupees Thirty-One Crores Seventy-Five Lakhs only) (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, Nashik being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at ₹24,20,86,327/- (in words Rupees Twenty-Four Crores Twenty Lakhs Eighty-Six Thousand Three Hundred Twenty-Seven only) (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 Municipal Corporation, Nashik (planning Authority) is estimated at ₹4,54,13,673/- (in words Rupees Four Crores Fifty-Four Lakhs Thirteen Thousand Six Hundred Seventy-Three only) (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

Nature's Pride A-wing

Sr. No	Particulars (2)	Amount (3)
1	Total Estimated cost of the A-wing as on 30/06/2017 date of Registration is	₹111372881-00
2	Cost incurred as on 30/06/2017 (based on estimated cost)	₹82435561-00
3	Work done in Percentage (as Percentage of the estimated cost)	74 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	₹28937320-00
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	₹00.00

[Handwritten Signature]

Nature's Pride B-wing

Sr. No	Particulars (2)	Amount (3)
1	Total Estimated cost of the A-wing as on 30/06/2017 date of Registration is	₹77254238-00
2	Cost incurred as on 30/06/2017 (based on estimated cost)	₹63065902-00
3	Work done in Percentage (as Percentage of the estimated cost)	82 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	₹14188336-00
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	₹00-00

Nature's Pride C-wing

Sr. No	Particulars (2)	Amount (3)
1	Total Estimated cost of the A-wing as on 30/06/2017 date of Registration is	₹111372881-00
2	Cost incurred as on 30/06/2017 (based on estimated cost)	₹82435561-00
3	Work done in Percentage (as Percentage of the estimated cost)	74 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	₹28937320-00
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	₹00.00



TABLE B

Sr. No	Particulars (2)	Amount (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30/06/2017 date of Registration is	₹17500000-00
2	Cost incurred as on 30/06/2017 (based on estimated cost)	₹14149302-00
3	Work done in Percentage (as Percentage of the estimated cost)	81 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	₹3350698-00
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	₹00-00

Yours Faithfully,

(Sunil P. Gawade)
Signature of Engineer.

(Licence No. Not Applicable)

*** 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)