

ASHAY KANTILAL RACCA

CHARTERED ENGINEER & GOVERNMENT APPROVED VALUER

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Ref. No.: -P/V/17/12

Date: 16/08/17

To,
M/s Vaidehi Construction; Partners Mr. Jaydeep Gopalbhai Banugariya & Others,
Flat No. B-15, Mahavir Avenue Apartment,
Nr. Panini Society, B/h Wasan Toyato Showroom,
Dnyaneshwar Nagar,
Pathardi, Nasik - 422 009.

Subject: Certificate of Cost Incurred for Development of "Dwarkesh Dham Apartment" for Construction of One Buildings (To be applied for MahaRERA Registration Number) situated on Plot No. 10, Sv. No. 103/1/1B demarcated by its boundaries as

By the North	6m wide Colony Road	[19.961792, 73.779790]
By the South	Plot No. 7A & 7B	[19.961793, 73.779634]
By the East	Open Space	[19.961884, 73.779716]
By the West	Plot No. 11	[19.961710, 73.779708]

of the Division Nashik village Wadala Taluka Nashik District Nashik Pin 422009 admeasuring 338.83 Smt + TDR = 135 Smt being developed by M/s Vaidehi Construction; Partners Mr. Jaydeep Gopal Banugariya & Others.

Sir,

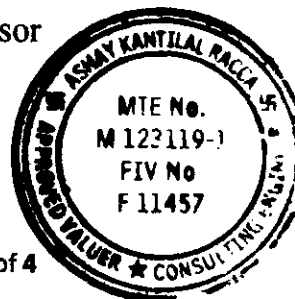
I, Ashay Kantilal Racca, have undertaken assignment of certifying estimated cost for the subject real estate project proposed to be registered under MahaRERA, being One Buildings situated on Plot No. 10, Sv. No. 103/1/1B demarcated by its boundaries as

By the North	6m wide Colony Road	[19.961792, 73.779790]
By the South	Plot No. 7A & 7B	[19.961793, 73.779634]
By the East	Open Space	[19.961884, 73.779716]
By the West	Plot No. 11	[19.961710, 73.779708]

of the Division Nashik village Wadala Taluka Nashik District Nashik Pin 422009 admeasuring 338.83 Smt + TDR = 135 Smt being developed by M/s Vaidehi Construction; Partners Mr. Jaydeep Gopal Banugariya & Others

1. Following technical professionals are appointed by Promoter:-

- (i) M/s Shardul Sing Design's as L.S. / Architect;
- (ii) Mr. R. K. Sing as Structural Consultant
- (iii) Mr. Bhavin Padaliya as Electrical Consultant
- (iv) Mr. Jaydeep Banugariya as Supervisor



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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 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 **Mr. Jaydeep Banugariya** as Supervisor 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 of the aforesaid project under reference as Rs. 1,46,20,000/- (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 buildings from the **Municipal Corporation, Nasik** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 1,46,20,000/- (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 Buildings of the subject project to obtain Occupation Certificate / Completion Certificate from **MUNICIPAL CORPORATION, NASIK** is estimated at Rs. Nil (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		
Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 16/08/17 date of Registration is	Rs. 1,46,20,000/-
2	Cost incurred as on 16/08/17 (based on the Estimated cost)	Rs. 1,46,20,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. Nil
5	Cost Incurred on Additional /Extra Items as on 16/08/17 not included in the Estimated Cost (Annexure A)	Rs. 6,50,000/-

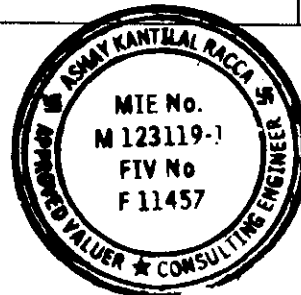


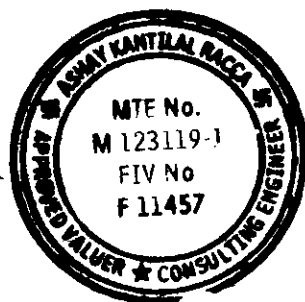
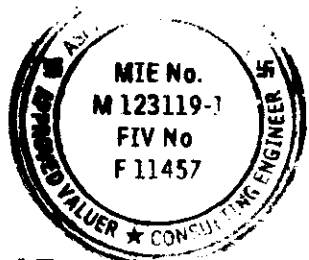
TABLE B

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 16/08/17 date of Registration is	Rs. 1,46,20,000/-
2	Cost incurred as on 16/08/17 (based on the Estimated cost)	Rs. 1,46,20,000/-
3	Work done in Percentage – Only installation of lift is remained (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. Nil
5	Cost Incurred on Additional /Extra Items as on 16/08/17 not included in the Estimated Cost (Annexure A)	Rs. 6,50,000/-

Yours Faithfully,

Racca

Mr. Ashay Kantilal Racca
M.E. CIVIL



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)

Supervision charges, Architect's & Consultant's Fees	Rs. 80,000/-
Municipal Charges (Development Fess)	Rs. 3,75,000/-
Electric connection	Rs. 80,000/-
Bore well with submersible pump	Rs. 65,000/-
CCTV	Rs. 50,000/-
Total	Rs. 6,50,000/-

