AYA ENGINEERS

YOGIN ARVIND KULKARNI
M. Tech, (Structures)
Chartered Engineer
Civil Structural Engineer
Govt. Regd. Valuer

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BE. (Civil) MS. (Civil)

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ENGINEER'S CERTIFICATE

Date : 23/04/2024

To,

K B ROHAMARE HSG. PVT. LTD.,
24-25, VITTHAL CHARANI APARTMENT
OPP BIG BAZZAR, COLLEGE ROAD,
Nashik 422 005.

Subject : Certificate of Cost Incurred for Development of "Manomay Nature's Paradize", 13 building(s), 3 open spaces / 6 Wings (MahaRERA Registration Number P51600014658) situated on the Plot bearing Gat no. 553A/ 554A, & Final Plot no. 1 to 54, Amenity plot no. 55 & Open Spaces A,B,C,D at Pimpri Saddruddin Tal. Igatpuri, Dist. Nashik demarcated by its boundaries (latitude 19°40'40.62"N and longitude 73°34'51.52"E).

Boundaries

To the North : Adj. Gat no. 550,
To the South : Gat no. 553/A & Gat no. 554/A
To the East : Gat no. 551(P) & Gat no. 552(P),
To the West : Gat no. 543,Gat no. 547, Gat no. 548 & 30.m wide road,

Of Village Pimpri Saddruddin Tal. Igatpuri, Dist. Nashik, Pin – 422 403, admeasuring 13922.78 sq mtrs. area being developed by K B ROHAMARE HSG. PVT. LTD.

Ref : MahaRERA Registration Number **P51600014658**

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Sir,

I, **Er. AMIT MADHUKAR SANAP** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **Manomay Nature's Paradize Buidling(s) 05** number, **Open spaces 3** number, **4** Wing(s) situated on the plot bearing **Gat no. 553/A& 554/A, at Pimpri Saddruddin Tal. Igatpuri, Dist. Nashik** admeasuring **13922.78 sq.mts.** area being developed by **K B ROHAMARE HSG. PVT. LTD**

Following technical professionals are appointed by Owner / Promoter :—

(i) Mr. **Dhiraj Walunj** & Mrs. **Sheetal Walunj** as L.S./ Architect ;
(ii) Shri. **Yogin Kulkarni** as Structural Consultant
(iii) Shri. **Deepak Mistry** as MEP Consultant
(iv) Shri. **Babasaheb Thorat** as Office Engineer

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil 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 **Office Engineer Mr. Babasaheb Thorat** 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 phase of the project under reference as **Rs. 7,24,02,315/- (In words: Rupees Seven Crore Twenty Four Lakh Two Thousand Three Hundred & Fifteen Only)** (Total of Table A.1.1+ A.2.1+ A.3.1+ A.4.1+ A.5.1+A.6.1 and B.1). The estimated Total Cost of project is with reference to the Civil and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the Town Planning office of Nashik District being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 6,17,34,051/- (In words: Rupees Six Corrore Seventeen Lakh Thirty Four Thousand & Fifty**

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One Only) (Total of Table A.1.2 + A.2.2 + A.3.2+ A.4.2 + A.5.2+A.6.2 and B.2). 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 Regional Town Planning (planning Authority) is estimated at **Rs. 1,06,68,264/- (In words: Rupees One Crore Six Lakhs Sixty Eight Thousand Two Hundred & Sixty Four Only**) (Total of Table A.1.4 + A.2.4 + A.3.4+ A.4.4 + A.5.4+A.6.4 and B.4).

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.1

Building : Lily Studio Apartment

(Located at Plot no. 12 Wing A+B+C)

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 29/05/2019 date of Registration is	**Rs.3,69,58,310/-**
2	Cost incurred as on 30/12/2023 (based on the Estimated cost)	**Rs.3,21,64,563/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**87.02%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs.47,93,747/-**
5	Cost Incurred on Additional /Extra Items as on 30/12/2023 not included in the Estimated Cost (Annexure A)	**NIL**

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Table A.2

Building : Lily Studio Apartment

(Located at Plot no. 12 Wing D)

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 29/05/2019 date of Registration is	**Rs.1,23,50,100/-**
2	Cost incurred as on 30/12/2023 (based on the Estimated cost)	**Rs.1,12,47,585/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**91.07%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs.11,02,515/-**
5	Cost Incurred on Additional /Extra Items as on 30/12/2023 not included in the Estimated Cost (Annexure A)	**NIL**

Table A.3

Building : Daffodil Row Bunglows

(Located at Plot no. 37 to 42)

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 05/12/2017 date of Registration is	**Rs.43,27,800/-**
2	Cost incurred as on 30/12/2023 (based on the Estimated cost)	**Rs.43,27,800/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**100.00%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**NIL**
5	Cost Incurred on Additional /Extra Items as on 30/12/2023 not included in the Estimated Cost (Annexure A)	**NIL**

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Table A.4

Building : Daffodil Row Bunglows

(Located at Plot no. 43 to 48)

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 05/12/2017 date of Registration is	**Rs.41,30,000/-**
2	Cost incurred as on 30/12/2023 (based on the Estimated cost)	**Rs.41,30,000/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**100.00%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**NIL**
5	Cost Incurred on Additional /Extra Items as on 30/12/2023 not included in the Estimated Cost (Annexure A)	**NIL**

Table A.5

Building : Daffodil Row Bunglows

(Located at Plot no. 49 to 54)

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 05/12/2017 date of Registration is	**Rs.41,12,000/-**
2	Cost incurred as on 30/12/2023 (based on the Estimated cost)	**Rs.22,30,320/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**54.23.00%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs.18,81,680/-**
5	Cost Incurred on Additional /Extra Items as on 30/12/2023 not included in the Estimated Cost (Annexure A)	**NIL**

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Table A.6

Building : Aster Row Bunglows

(Located at Plot no. 31 to 36)

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 05/12/2017 date of Registration is	**Rs.40,89,400/-**
2	Cost incurred as on 30/12/2023 (based on the Estimated cost)	**Rs.23,81,361/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**58.23%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs.17,08,039/-**
5	Cost Incurred on Additional /Extra Items as on 30/12/2023 not included in the Estimated Cost (Annexure A)	**NIL**



Table B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 05/02/2017	**Rs. 64,34,705/-**
2	Cost incurred as on 30/12/2023 (based on the Estimated cost)	**Rs. 52,52,422/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**81.62%**
4	Balance Cost to be Incurred(Based on Estimated Cost)	**Rs. 11,82,283/-**
5	Cost Incurred on Additional /Extra Items as on 30/12/2023 not included in the Estimated Cost (Annexure A)	**NIL**

Yours Faithfully

AYA ENGINEERS NASHIK

Signature of Engineer

Er. Amit. M. Sanap

(License No. AM0992405)

K.B.ROHAMARE HOUSING PVT.LTD.

A. J. Rohamare

DIRECTOR

Agreed and Accepted by:

For, K B Rohamare Housing Pvt. Ltd.

CIN: U45202MH2010PTC203998

Name: Amit Ramesh Rohmare

Designation: Director

Date: 23.04.2024

*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)

Sr.No.	List of Extra/ Additional/ Deleted items	Amount (In Rs.)
1.		
2.		

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