Punit Dinesh Chandra Rai

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PROJECT MANAGEMENT CONSULTANT, CHARTERED ENGR., PROFESSIONAL ENGR.,CONSULTING ENGINEER, BUILDING PLANNER, QUANTITY SURVEYOR & VALUER

Date: 11-02-2019

To,
M/S DREAMSHELTER DEVELOPERS LLP,
THE EXCHANGE
NEAR VED MANDIR,TIDKE COLONY,
NASHIK-422002

Subject: Certificate of Cost Incurred for Development of DREAMSHELTER – PHASE 2 for Construction of THREE number of buildings of the 2nd Phase (Bldg D.E.F) situated on the Plot bearing GAT No 106 (C.T.S. 4469/1+2)+GUT No:114(C.T.S.No:4472/1) demarcated by its boundaries (latitude and longitude of the end points) GAT NO.114 (CTS NO.4472/2) to the North DEMARKATED EARMARKED OPEN SPACE to the South COLONY ROAD to the East and ADJ. CTS NO.4471 to the West of Division SATPUR taluka Nashik District - 422010 admeasuring 2049.78sq.mts. Area being developed by M/S DREAMSHELTER DEVELOPERS LLP.

Ref: MahaRERA Registration Number P51600014758

Sir,

I / ~~We~~ **PUNIT DINESHCHANDRA RAI** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **DREAMSHELTER – PHASE 2 & THREE** Buildings **(Bldg D.E.F)** of the 2nd phase situated on the plot bearing ~~C.N.No~~ / GAT No. / ~~Survey no.~~ / ~~Final Plot~~ **106 (C.T.S. 4469/1+2)+GUT No:114(C.T.S.No:4472/1)**of SATPUR Division Nashik taluka Nashik District Nashik 422010 admeasuring 2049.78 sq.mts. area being developed by **M/S DREAMSHELTER DEVELOPERS LLP.**.

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) ~~M/s/Shri/Smt~~ UMESH BAGUL as L.S./ Architect;
   (ii) M/s/~~Shri / Smt~~ AVINASH MALPANI as Structural Consultant
   (iii) M/s/Shri / Smt_____as MEP Consultant
   (iv) ~~M/s~~/Shri / ~~Smt~~ PUNIT DINESHCHANDRA RAI 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

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the Schedule of items and quantity for the entire work as calculated by PUNIT DINESHCHANDRA RAI 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.**6,12,22,821/=.** 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.2,01,77,848/=**. 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 (planning Authority) is estimated at **Rs.4,10,44,973/=**.
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 & B below:-.

TABLE A

Building: DREAM SHELTER – PHASE 2 - BLDG "D"

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 31/12/2018	Rs. 1,60,80,784/-
2	Cost incurred as on 31/12/2018 (based on the Estimated cost)	Rs. 66,17,837/-
3	Work done in Percentage (as Percentage of the estimated cost)	41.15 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 94,62,947/-
5	Cost Incurred on Additional /Extra Items as on 31/12/2018 not included in the Estimated Cost (Annexure A)	----------

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Building: DREAM SHELTER – PHASE 2 - BLDG "E"

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 31/12/2018	Rs. 1,60,80,784/-
2	Cost incurred as on 31/12/2018 (based on the Estimated cost)	Rs. 66,17,837/-
3	Work done in Percentage (as Percentage of the estimated cost)	41.15 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 94,62,947/-
5	Cost Incurred on Additional /Extra Items as on 31/12/2018 not included in the Estimated Cost (Annexure A)	----------

Building: DREAM SHELTER – PHASE 2 - BLDG "F"

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 31/12/2018	Rs. 1,61,80,39/-
2	Cost incurred as on 31/12/2018 (based on the Estimated cost)	Rs. 69,42,174/-
3	Work done in Percentage (as Percentage of the estimated cost)	42.90 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 92,38,365/-
5	Cost Incurred on Additional /Extra Items as on 31/12/2018 not included in the Estimated Cost (Annexure A)	----------

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 31/12/2018 date of Registration is 02/01/2018.	Rs. 1,28,80,714/-
2	Cost incurred as on 31/12/2018 (based on the Estimated cost)	Rs. ======/-

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3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,28,80,714/-
5	Cost Incurred on Additional /Extra Items as on 31/12/2018 not included in the Estimated Cost (Annexure A)	Rs. _____/-

Yours Faithfully

PUNIT DINESH CHANDRA RAI
P.E. Reg. No. 60054/10
PVAI LM -102
&
NMC LIC NO.157
PDCR CONSULTING ENGR. & VALUER

Signature of Engineer
(License No.157)