Rajendra Mankar
CONSULTING ENGINEER
PLANNERS AND VALUERS
59/901, Chetana Nagar, Near Krishna Mandir, Mumbai - Agra Road, Nashik - 422 009.
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FORM-2
[*See* Regulation 3]
ENGINEER'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date: 03/01/2019

To,
The Partner,
Viraj Buildcon, Jijai, 66/901, Chetna Nagar, Mumbai Agra Road, Nashik - 422009.

Subject : Certificate of Cost Incurred for Development of Viraj Apartment for Construction of one building P51600015801 situated on the Plot bearing Survey No.324/1/B/3/1/2 Final Plot No. 02 demarcated by its boundaries ( latitude and longitude of the end points) Adj. Plot No. 21 to the North 6 Mtr Colony Road to the South 12 Mtr Road to the East Adj. Plot No. 01 to the West of Division Nashik Village Nashik (M Corp) Taluka Nashik District Nashik PIN 422010 admeasuring 362.31 sq.mts. area being developed by Viraj Buildcon.

Ref : Maha-RERA Registration Number P51600015801

Sir,

I/ We Rajendra Mankar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha-RERA, being one Building situated on the plot bearing Survey No.324/1/B/3/1/2 Final Plot No. 02 of Division Nashik Village Nashik (M Corp) Taluka Nashik District Nashik PIN 422010 admeasuring 362.31 Sq. Mts. area being developed by Viraj Buildcon.

1. Following technical professionals are appointed by Owner / Promoter: --
   (i) M/s /Shri/Smt Shrikant M. Sohani as L.S. / Architect;

   (ii) M/s /Shri/Smt Yogin Kulkarni as Structural Consultant

   (iii) M/s /Shri/Smt _____ as MEP Consultant

   (iv) M/s /Shri/Smt Rajendra Mankar 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 Mr. Rajendra Mankar 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. 75,62,967 /- (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. 27,58,770 /- (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. 48,04,197 /- (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 called Viraj Apartment

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

| Sr. No (1) | Particulars (2) | Amounts in INR (3) |
|---|---|---|
| 1 | Total Estimated cost of the building/wing as on 12/03/2018 date of Registration is | 75,62,967 |
| 2 | Cost incurred as on 03/01/2019 (based on the Estimated cost ) | 27,58,770 |
| 3 | Work done in Percentage _____ % (as Percentage of the estimated cost ) | 36.47 % |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) | 48,04,197 |
| 5 | Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A) | 0 |

TABLE B

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

| Sr. No (1) | Particulars (2) | Amounts in INR (3) |
|---|---|---|
| 1 | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____date of Registration is | --NA-- |
| 2 | Cost incurred as on _____ (based on the Estimated cost). | --NA-- |
| 3 | Work done in Percentage (as Percentage of the estimated cost). | % |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost). | --NA-- |
| 5 | Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A). | --NA-- |

Yours Faithfully,
Signature of Engineer.
(Licence No. .....)
251/23.2.18

Rajendra M. Mankar
Consulting Engineers
Valuers & Planners