

FORM-2

ENGINEER'S CERTIFICATE

Date : 20.12.2019

To,

Mr. Veerkumar R. Jain & other 3,

C/o Ar. Dharam Papneja 17,

17, Adelphi Arcade,

Deoalli Camp PIN 422502.

Subject : Certificate of Cost to be incurred for Development of **Residential building known as 'Shah's Sai Residency Phase -II'**, [MahaRERA Registration Number -**P51600017009**] situated on the Plot bearing **S. No. 221A/2, Vill. Sansari, Tal. & Dist. Nashik (Geographic Location: 19.903187'N, 73.833910'E)** demarcated by its boundaries: Total Land Boundary:

Survey No. 25 Part to the North,

Road to the South

S. No. 221 Part to the East,

S.No. 221 B to the West,

Village- Sansari, Taluka Nashik, District - Nashik - PIN 422502 admeasuring 525.00 Sq.Mts. area being developed by **M/s Shah Builders & Developers Firm.**

Ref : MahaRERA Registration Number **P51600017009**



Sir, I/ We Er. Mohan Bhave have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, - for construction of a **Residential Building** (s)/- Wing(s) of the Project **Shah's Sai Residency Phase -II'** [MahaRERA Registration Number - **P51600017009**] situated on the **S. No. 221A/2, Vill. Sansari, Tal. & Dist. Nashik** admeasuring 800.00 Sq.Mts. area being developed by **M/S Shah Builders & Developers**

1. Following technical professionals are appointed by Owner / Promoter :—
 - (i) M/s/Shri/~~Smt~~-**Dharam Papneja** as ~~L.S.~~ Architect ;
 - (ii) M/s /Shri / ~~Smt~~. **Mohan Bhave** as Structural Consultant
 - (iii) M/s /Shri / Smt. ----- as MEP Consultant
 - (iv) M/s /Shri / ~~Smt~~. **Lalit Bhansali** 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. Lalit Bhansali - 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. Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 1,84,06,550/-** (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 **Deolali Cantonment Board** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 30,64,000/-** (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 Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from **Deolali Cantonment Board** (planning Authority) is estimated at **Rs. 1,53,42,550/-** (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**Residential Building 'Shah's Sai Residency Phase -II'**

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 1,81,53,340/-
2	Cost incurred as on 20.12.2019 (based on the Estimated cost)	Rs. 30,64,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	17%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,50,89,340/-
5	Cost Incurred on Additional /Extra Items as on 31.08.2019 not included in the Estimated Cost (Annexure A)	-

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 date of Registration is	Rs. 2,53,210/-
2	Cost incurred as on 20.12.019 (based on the Estimated cost).	Rs. 0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,53,210/-
5	Cost Incurred on Additional /Extra Items as on 31.8.2019 not included in the Estimated Cost (Annexure A)	-

Yours Faithfully,

M. Bhave
 Signature of Engineer
 (Licence No. M-123287-2)


* 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 (*). 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)

- 1 Consultancy Charges, Development Charges, Legal charges, Taxes other than construction activity, Advertisement charges have not been considered in the project cost.

