CHETAN JAGTAP (ENGINEER)

Date:31/03/2020

FORM – 2

ENGINEER'S CERTIFICATE

TO,

The M/s. Deshpande Constructions & Land Developers, Viraj Corner, Canara corner , Nashik - 422002

Subject – Certificate of Cost Incurred For Development of **Shree Ramchandra Nagar, phase 2,** Building situated on the **Survey No. 232/4,** demarcated by its boundries (latitude = --------- North & longitude = --------- East of the end points) building to the **Survey no. 232/4** to the **north – survey no. 229& 15 mtr wide Road** to the **south – Survey no- 233& 217** to the **east – Survey. No. 303&331** to the **West – Survey no-232 HISSA No.-1+2+3+4 & Survey no-232/1+2+3/3, 7.5 mtr colony road** Taluka & District Nashik PIN 422004 admeasuring **3391**sq.mtr for phase 2out of total **12800.00** Sq. Mtr. being developed by **M/s. Deshpande Constructions & Land Developers,** Nashik .

Ref: MahaRERA Registration Number P51600022059

Sir,

I **Chetan Anil Jagtap** Project Engineer, have undertaken assignment of certifying Estimated cost for the subject Real Estate project proposed to be registered under Maha RERA, **Shree Ramchandra Nagar** building situated on the **survey no. 232/4, Mhasrul, Taluka & District Nashik , PIN -422004** admeasuring **3391.00** Sq. Mtr. Area being developed by **Deshpande Constructions & Land Developers**, Nashik.

1. Following technical professionals are appointed by Owner/ Promoter –
   i) Shri. Avinash Kothavde, Nashik as Architect;
   ii) Shri. JW Consultants, Pune as Structural Consultant

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP an 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 Schedules of items and quantity for the entire work as calculated by **Shri. Puneet Roy** Project Engineer 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. 23,09,74,000/- (Rs. Twenty Three Crore Nine Lakh Seventy Four Thousand Only)** (Total of Table A & 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. 1,52,60,107/- (Rs.One Crore Fifty Two Lakh Sixty Thousand One Hundred Seven Only)** Total of table A & B).

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building of the subject project to obtain Occupation Certificate/ Completion Certificate from Nashik Municipal Corporation is estimated at **Rs. 21,57,13,893/- (Rs. Twenty One Crore Fifty Seven Lakh Thirteen Thousand Eight Hundred Ninety Three Only) (Total of Table A & 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 & B below:

TABLE - A

Building called **Shree Ramchandra Nagar phase 2**

Sr.No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on date of Registrati is	23,09,74,000/-
2.	Cost incurred as on 31/03/2020 (based on the Estimated cost)	1,52,60,107/-
3.	Work done in percentage (as Percentage of the estimated Cost)	20%
4.	Balance Cost to be incurred (Based on Estimated Cost)	21,57,13,893/-
5.	Cost incurred on additional/ extra items as on ------- not include in the Estimated cost (Annexure A)	0

TABLE –B

(To be prepared for the entire registered phase of the Real Estate project)

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the Internal and External Development Work Including amenities and facilities in the layout as on date of Registration is	-
2.	Cost incurred as on (Based on the Estimated Cost)	-
3.	Work done in percentage (as percentage of the estimated Cost)	-
4.	Balance Cost to be Incurred (Based on Estimated Cost)	-
5.	Cost incurred on Additional /Extra items as on ------- not included in the Estimated Cost (Annexure A)	-

Yours Faithfully,

CHETAN JAGTAP (Engineer)

Proprietor

Signature of Engineer

(Licence No. - NA)

Agreed and Accepted by:

Deshpande Construction & Land Developers

Partner

Signature of Promoter

Name:

Date:

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.

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. (**) Balance Cost to be incurred (4) may vary from Difference between Total estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. 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.

6. Please specify if there are any deviations / qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

Table C

List of Extra/Additional/ Deleted Items considered in 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.	-	-