SAGAR S. SHAH

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ENGINEER'S CERTIFICATE
(FORM 2)

Date: 03.12.2021

To,
Manoj Builders
341, Chintamani,
Savarkar Nagar, Deolali Camp,
Nashik - 422401

Subject: Certificate of Cost Incurred for Development of **KUBER NAGARI APARTMENT** for Construction Work of 3 Buildings named A, B and C, situated on **S.No. 76/8/1** demarcated by its boundaries (latitude and longitude of the end points) Remaining Part of S.No. 76 to the North, 9 Meter Road to the South, S.No. 76/2 to the East, 9 Meter Road to the West of Division Nashik, Village Bhagur, Taluka Nashik, District Nashik, PIN 422502 admeasuring 1947.00 Sq. Mtrs. area being developed by **Manoj Builders.**

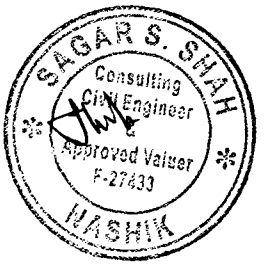
Ref: MahaRERA Registration Number P51600022096.

Sir,

I, **Er. Sagar S. Shah** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MAHARERA, being 3 Buildings named A, B and C situated on **S.No. 76/8/1** of Division Nashik, Village Bhagur, Taluka Nashik, District Nashik, PIN 422502 admeasuring 1947.00 Sq. Mtrs. area being developed by **Manoj Builders.**

1. Following technical professionals are appointed by Owner / Promoter:-

   (i) Mr. B. A. Mojad and Sachin Ahire as Architect & Engineers ;
   (ii) Mr. Abhay Borse as Structural Consultant;



2. I have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building of the project. My estimated cost calculations are based on the Drawings / Plans made available to me for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by **Er. Sagar S. Shah** 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 me.

3. I estimate Total Estimated Cost of completion of the **KUBER NAGARI APARTMENT** of the aforesaid project under reference as **Rs. 3,24,75,000/- (In words Rupees Three Crores Twenty Four Lakhs And Seventyy Five Thousand Only) (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 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. 1,62,37,500/- (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 of the subject project to obtain Occupation Certificate / Completion Certificate from Nashik Municipal Corporation (planning Authority) is estimated at **Rs. 1,62,37,500/- (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

KUBER NAGARI APARTMENT

(3 Buildings called A, B & C)

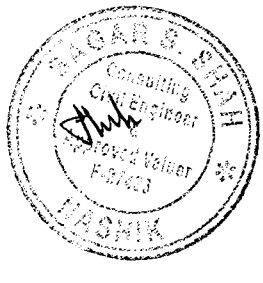
Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on 11.12.2021 date of Registration is	**Rs. 3,24,75,000/-**
2	Cost incurred as on 11.12.2021 (based on the Estimated cost)	**Rs. 1,62,37,500/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**50%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 1,62,37,500/-**
5	Cost Incurred on Additional /Extra Items as on 11.12.2021 not included in the Estimated Cost (Annexure A)	Nil

TABLE B

KUBER NAGARI APARTMENT

(3 Buildings called A, B & C)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of Internal & External Development Works including amenities and Facilities in the layout as on 11.12.2021 date of Registration is	Nil
2	Cost incurred as on 11.12.2021 (based on the Estimated cost)	Nil
3	Work done in Percentage (as Percentage of the estimated cost)	Nil
4	Balance Cost to be Incurred (Based on Estimated Cost)	Nil
5	Cost Incurred on Additional /Extra Items as on 11.12.2021 not included in the Estimated Cost (Annexure A)	Nil



Yours Faithfully



ER. SAGAR S. SHAH

Notes:

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. 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.

3. 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)

NIL