SAGAR S. SHAH

B.E.(Civil) M.I.E.,F.I.V.

F - 27433

Cell : 9422247125

E-mail : er.sagarshah@gmail.com

• Approved Valuer • Consulting Engineer

54, Sahajeevan Colony, Visemala, College Road, Nashik - 422 005

ENGINEER'S CERTIFICATE
(FORM 2)

Date : 18.10.2019

To,
M/s. Kalantri And Musale Realcon LLP
Shop No. 2,Building No. F/10.
Shreeram Kunj, Tigrania Road,
Dwarka, Nashik-422011

Subject: Certificate of Cost Incurred for Development of project name **BALAJI PARK having 11 buildings named A, B, C ,D, E, F, G, H, I, J & K** situated on the **Survey.No / Gut No. 449** demarcated by its boundaries (latitude and longitude of the end points) Adj. Gut No. 453 to the North, 30.0 Mtr wide D.P. road to the South, Adj. Gut No. 448 to the East, Adj. Gut No. 452 to the West of Division NASHIK, Village Satpur, Taluka & District NASHIK, PIN 422007 admeasuring **8830.07 Sq. Mtrs. Net plot area** (Total admeasuring 11000.00 Sq. Mtrs) area being developed by **M/s. Kalantri And Musale Realcon LLP .**

Ref: MahaRERA Registration Number _____

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 **11 buildings named A, B, C ,D, E, F, G, H, I, J & K** situated on the **Survey.No / Gut No. 449**of Division NASHIK, Village Satpur, Taluka & District NASHIK, PIN 422007 admeasuring **8830.07 Sq. Mtrs. Net plot area** (Total admeasuring 11000.00 Sq. Mtrs) area being developed by **M/s. Kalantri And Musale Realcon LLP .**

Following technical professionals are appointed by Owner / Promoter:-

(i) **Ar. Pankaj Prabhakar Jadhav** as Architect ;
(ii) **Er. Milind Rathi** as Structural Consultant

1. We 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. 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 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 us.

2. We estimate Total Estimated Cost of completion of the **BALAJI PARK having 11 buildings named A, B, C ,D, E, F, G, H, I, J & K** of the aforesaid project under reference as **Rs. 3,80,75,000/- (In words Rupees Three Crore Eighty Lakhs Sevanty 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.

3. The Estimated Cost Incurred till date is calculated at **Rs. 76,70,000/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

4. 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 3,04,05,000/-** (Total of Table A and B).

5. 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
BALAJI PARK " A " Building

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on 18.10.2019 date of Registration is	Rs. 63,25,000/-
2	Cost incurred as on 18.10.2019 (based on the Estimated cost)	Rs. 31,62,500/-
3	Work done in Percentage (as Percentage of the estimated cost)	50%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 31,62,500/-
5	Cost Incurred on Additional /Extra Items as on 18.10.2019 not included in the Estimated Cost (Annexure A)	Nil

TABLE A
BALAJI PARK " B " Building

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on 18.10.2019 date of Registration is	**Rs. 33,50,000/-**
2	Cost incurred as on 18.10.2019 (based on the Estimated cost)	**NIL**
3	Work done in Percentage (as Percentage of the estimated cost)	**0%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 33,50,000/-**
5	Cost Incurred on Additional /Extra Items as on 18.10.2019 not included in the Estimated Cost (Annexure A)	**Nil**

TABLE A
BALAJI PARK " C " Building

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on 18.10.2019 date of Registration is	**Rs. 33,50,000/-**
2	Cost incurred as on 18.10.2019 (based on the Estimated cost)	**NIL**
3	Work done in Percentage (as Percentage of the estimated cost)	**0%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 33,50,000/-**
5	Cost Incurred on Additional /Extra Items as on 18.10.2019 not included in the Estimated Cost (Annexure A)	**Nil**

₹ 50800/-

TABLE A
BALAJI PARK " D " Building

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on 18.10.2019 date of Registration is	**Rs. 33,50,000/-**
2	Cost incurred as on 18.10.2019 (based on the Estimated cost)	**NIL**
3	Work done in Percentage (as Percentage of the estimated cost)	**0%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 33,50,000/-**
5	Cost Incurred on Additional /Extra Items as on 18.10.2019 not included in the Estimated Cost (Annexure A)	**Nil**

TABLE A
BALAJI PARK " E " Building

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on 18.10.2019 date of Registration is	**Rs. 33,50,000/-**
2	Cost incurred as on 18.10.2019 (based on the Estimated cost)	**NIL**
3	Work done in Percentage (as Percentage of the estimated cost)	**0%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 33,50,000/-**
5	Cost Incurred on Additional /Extra Items as on 18.10.2019 not included in the Estimated Cost (Annexure A)	**Nil**

TABLE A
BALAJI PARK " F " Building

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on 18.10.2019 date of Registration is	**Rs. 17,00,000/-**
2	Cost incurred as on 18.10.2019 (based on the Estimated cost)	**NIL**
3	Work done in Percentage (as Percentage of the estimated cost)	**0%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 17,00,000/-**
5	Cost Incurred on Additional /Extra Items as on 18.10.2019 not included in the Estimated Cost (Annexure A)	**Nil**

TABLE A
BALAJI PARK " G " Building

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on 18.10.2019 date of Registration is	**Rs. 39,50,000/-**
2	Cost incurred as on 18.10.2019 (based on the Estimated cost)	**NIL**
3	Work done in Percentage (as Percentage of the estimated cost)	**0%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 39,50,000/-**
5	Cost Incurred on Additional /Extra Items as on 18.10.2019 not included in the Estimated Cost (Annexure A)	**Nil**

TABLE A
BALAJI PARK " H " Building

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on 18.10.2019 date of Registration is	**Rs. 40,50,000/-**
2	Cost incurred as on 18.10.2019 (based on the Estimated cost)	**NIL**
3	Work done in Percentage (as Percentage of the estimated cost)	**0%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 40,50,000/-**
5	Cost Incurred on Additional /Extra Items as on 18.10.2019 not included in the Estimated Cost (Annexure A)	**Nil**

TABLE A
BALAJI PARK " I " Building

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on 18.10.2019 date of Registration is	**Rs. 28,50,000/-**
2	Cost incurred as on 18.10.2019 (based on the Estimated cost)	**Rs. 11,40,000/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**40%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 17,10,000/-**
5	Cost Incurred on Additional /Extra Items as on 18.10.2019 not included in the Estimated Cost (Annexure A)	**Nil**

TABLE A
BALAJI PARK " J " Building

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on 18.10.2019 date of Registration is	**Rs. 25,50,000/-**
2	Cost incurred as on 18.10.2019 (based on the Estimated cost)	**Rs. 2,55,000/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**10%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 22,95,000/-**
5	Cost Incurred on Additional /Extra Items as on 18.10.2019 not included in the Estimated Cost (Annexure A)	**Nil**

TABLE A
BALAJI PARK " K " Building

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on 18.10.2019 date of Registration is	**Rs. 27,50,000/-**
2	Cost incurred as on 18.10.2019 (based on the Estimated cost)	**Rs. 20,62,500/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**75%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 6,87,500/-**
5	Cost Incurred on Additional /Extra Items as on 18.10.2019 not included in the Estimated Cost (Annexure A)	**Nil**

TABLE B

BALAJI PARK

11 buildings named A, B, C ,D, E, F, G, H, I, J & K

Sr. No.	Particulars	Amounts
1	Total Estimated cost of Internal & External Development Works including amenities and Facilities in the layout as on 18.10.2019 date of Registration is	**Rs.5,00,000/-**
2	Cost incurred as on 18.10.2019 (based on the Estimated cost)	Nil
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs.5,00,000/-**
5	Cost Incurred on Additional /Extra Items as on 18.10.2019 not included in the Estimated Cost (Annexure A)	Nil

Yours Faithfully

ER. SAGAR S. SHAH
Signature of Engineer

*** 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. 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 Estimated Cost)

NIL