

PRADEEP L. LAKHOTIYA

(B. E. CIVIL)

H. No. 311, Laxmi Keshav Building, Brahman Alley, Bhiwandi, Dist - Thane 421 308

Ref. No.

Date: 31/3/2023

Annexure B

FORM- 2

ENGINEER'S CERTIFICATE

To,
M/s Nestor Sai Developers Pvt Ltd,
1473, Suncity Kamatghar,
Taluka Bhiwandi, Dist-Thane.

Subject: Certificate of cost incurred for development of Residential Project Name **Suncity Orion** having **MAHARERA REGISTRATION NUMBER P51700008247** area being developed by **M/S NESTOR SAI DEVELOPERS PVT LTD.**

Sir,

1. **PRADEEP L LAKHOTIA** have undertaken assignment of certifying Estimated cost of Residential Project Name " **Suncity Orion** " situated on the land bearing on Survey No. 142/1 PART AND 142/2/2, demarcated by its boundaries S.N 142/2/1 to the North, D.P Road to the South proposed 60 D.P Road to the East, S.No. 136 to the West of Division Kokan,Village- Narpoli Taluka -Bhiwandi, District Thane,PIN-421302, admeasuring **10466.30** Sq.mtr area being developed by **M/S NESTOR SAI DEVELOPERS PVT LTD.**

2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal and external works of the project as per specification mentioned in agreement of sale.. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants. The Schedule of items and quantity for the entire work as calculated by **ENG. HEMANT B GAIKWAD** quantity Surveyor appointed by Developer / Consulting Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us to ascertain / confirm the above analysis given to us.

3. WE estimate Total Estimated Cost of completion of the aforesaid project under reference as **Rs8,20,45,000/-**(Total of Table A and Table B). The estimated Total Cost of project is with reference to the of Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the Building/wing/Layout/ Plotted Development. Layout from the “**BNCMC**” under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 8,20,45,000/-**Total of (Table A and Table 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 Civil, MEP and allied works for completion of the apartments and proportionate completion of internal and external work as per specifications mentioned in agreement to sale , of the Project is estimated at **Rs. NIL/-** (Total of Table A and Table B).

6. I certify that the Cost of civil, MEP and allied work for Apartments and proportionate internal and external work, as per specification mentioned in agreement of sale of the aforesaid project as completed on the date of this certificate is as given in Table A &B below :-

TABLE- A A-WING

ONE Building/ A wing/Layout/ Plotted Development bearing Number _____ or called SUNCITY ORION

(To be prepared separately for each building/ wing/ Layout/ Plotted Development of real estate project)

Sr.No	Particulars	Amounts
1	Total Estimated cost of the Building/wing/Layout/ Plotted Development as on 06/07/2019 date of Registration is	3,43,42,500/-
2	Cost incurred as on 06/07/2019 (based on the estimated cost, like NA order and other exp)	3,43,42,500/-
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be incurred (Based on estimated cost)	NIL
5	Cost Incurred on Additional/Extra Items As on _____ not included in The Estimated cost (Annexure A)	NA

TABLE- A B-WING

**ONE Building/ B wing/Layout/ Plotted Development bearing Number _____ or
called SUNCITY ORION**

(To be prepared separately for each building/ wing/ Layout/ Plotted Development of real estate project)

Sr.No	Particulars	Amounts
1	Total Estimated cost of the Building/wing/Layout/ Plotted Development as on 06/07/2019 date of Registration is	4,77,02,500/-
2	Cost incurred as on 06/07/2019 (based on the estimated cost, like NA order and other exp)	4,77,02,500/-
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be incurred (Based on estimated cost)	NIL
5	Cost Incurred on Additional/Extra Items As on _____ not included in The Estimated cost (Annexure A)	NA

TABLE - B

Sr.No	Particulars	Amounts
1	Total Estimated cost Total Estimated cost of the Building/wing/Layout/ Plotted Development Works including amenities and Facilities in the layout as on 06/07/2019 date of Registration is.	NIL
2	Cost incurred as on 06/07/2019 (based on the estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	00.00
4	Balance Cost to be incurred(Based on estimated cost)	NIL
5	Cost Incurred on Additional/Extra ItemsAs on _____ not included inThe Estimated cost (Annexure A).	NA

ANNEXURE A

LIST OF EXTRA/ ADDITIONAL ITEMS EXCEUTED WITH COST

Sr.No	Particulars	Amounts
1	GARDEN	5,00,000
2	COMPUND WALL	8,14,500
	TOTAL	13,14,500

Yours Faithfully,

P. L. Lakhotiya

PRADEEP L LAKHOTIYA

LICENSE NO:T.P/ENGE/228

Agreed and Accepted by:

For Nestor Sai Developer Pvt. Ltd

P. L. Lakhotiya

Director

Signature of Promoter:

Name: NESTOR SAI DEVELOPERS PVT LTD

Date: 31/3/2023