PRO-TECH CONSULTANTS

CONSULTING STRUCTURAL ENGINEERS
REPAIRS & RE-STORATION CONSULTANT

RAJESH B. DUBEY
Structural Engineer
Reg. No. STR/D/114 (STR : 840014721)

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Br. Off.: 8, 8A, 1st Floor, Vishal Apt., Temba Hosp. Rd, Opp. Maxus Mall Banquet Hall, Bhayandar (W) - 401101.

FORM 2

[See Regulation 3]

ENGINEER'S CERTIFICATE

REF:PC/602/RERA/01/2023 **Date- 05-10-2024**

To,
Shri Manoj Purohit,
Ramdev House, Kenwood Park Road,
Near Seven Eleven School,
Mira Raod (E).

Subject: Certificate of Cost Incurred for Development for Construction work of **Building No. 1,** Building known as **"Ranuja Ramdev C Type"**, situated on the Land bearing S. No./H.No.228/2,3; 233/7 (old); 27/2,3; 25/7 (new) of village- Navghar, Taluka and District -Thane, having MahaRERA Registration Number, being developed by **Shri Manoj Purohit .**

Sir,

We, **Rajesh B. Dubey**, (M/s. Protech Consultants) have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, Building No. 1, Building known as **"Ranuja Ramdev C Type"** situated on **Land bearing S. No./H.No.228/2,3; 233/7 (old); 27/2, 3; 25/7 (new) of village- Navghar , Taluka and District Thane** being developed by **Shri Manoj Purohit**.

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(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 **Gaurav k. Mishra** as 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 building(s) of the aforesaid project under reference as **Rs. 13.5 CRORE**. 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 Mira Bhayandar 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. 4,33,07,634 /-** 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(s) of the subject project to obtain Occupation Certificate / Completion Certificate from Mira Bhayandar Municipal Corporation (planning Authority) is estimated at **Rs 9,16,92,366/-.**



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REF: 602/RERA/01/2023

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 below:

TABLE A

BUILDING NAME – RANUJA RAMDEV C TYPE

Sr. No	Particulars	Amounts (INR)
1.	Total Estimated Cost of the building as on 22/08/2023 date of Registration is	**13.5 CRORE**
2.	Cost Incurred as on (Based on Estimated Cost)	**4,33,07,634/-**
3.	Work Done in Percentage (As Percentage of the Estimated Cost)	**32.07 %**
4.	Balance Cost to be Incurred (Based on Estimated Cost)	**9,16,92,366/-**
5.	Cost Incurred on Additional/ Extra Items as on not included in the Estimated Cost	**NIL**

Yours Faithfully,

Pro-Tech Consultants Consulting Structural Engineers Bhayander (W)

Rajesh B. Dubey
Consulting Structural Engineer
M.C.G.M REG. No. STR/D/114. (STR: 840014721)
Maharashtra State Reg. No. – STATE/R/2022/APL/01924

Agreed and Accepted by,

For RANUJA RAMDEV C TYPE

Proprietor/Authorised Signatory

Signature of Promoter
Name – Shri Manoj Purohit
Date - 05-10-2024