VAIJNATH NACHANKAR

CIVIL ENGINEER

104,RAVI,JANGID COMPLEX,

MIRA ROAD(EAST),DIST.THANE,PINCODE-40107.

ENGINEER'S CERTIFICATE

Date:13TH December 2019.

To
M/s. Shivam Parivar Developers Pvt.Ltd.
1,Washigton Plaza,Topiwala Lane,
Off.S.V.Road,Goregaon(w),
Mumbai-400 062.

Subject: Certificate of Cost Incurred for redevelopment of Pant Nagar Prabhat CHS Ltd; for Construction of Residential building in One Wing of the one Phase(Maha RERA Registration Number_____) situated on the Plot No.151,bearing Survey No.236/A,C.T.S. No.5740 (pt) demarcated by its boundaries (latitude and longitude of the end points) Lat – 19°4'46.29"N; Long – 72°54'42.84"E to the North, Lat - 19°4'45.26"N; Long – 72°54'43.20"E to the South, Lat – 19°4'45.77"N; Long – 72°54'43.62"E to the East, Lat - 19°4'45.98"N; Long – 72°55'44.48"E to the West of Division Konkan Village Ghatkopar Goregaon, Taluka Kurla, District Mumbai, Pin 400075 admeasuring 692.70 sq.mts. area being developed by **Shivam Parivar Developers Pvt. Ltd.**
Ref: MahaRERA Registration Number _____

Sir,

I Vaijnath Nachankar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MAHA RERA, being PANT NAGAR PRABHAT CHS LTD. building Wing(s) One of the Single Phase situated on the plot No.151,bearing Survey No.236/A,C.T.S.No.5740(Part) of Division-Kokan,Village-Ghatkopar,Taluka-Kurla,District-Mumbai,Pin-400075 admeasuring 692.70 Sq,mts.area being developed by M/s.Shivam Parivar Developers Pvt.Ltd.

1. Following technical professionals are appointed by Owner / Promoter: -
   (i) M/s.Space Moulders as L.S. / Architect.
   (ii) Shri. Gireesh M.Rajadhyaksha as Structural Consultant.
   (iii) M/s.Ambrosia Design Pvt.Ltd. as MEP Consultant.
   (iv) M/s.Vaijnath Nachankar as Quantity Surveyor (Office Engineer)



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2. 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 **Vaijnath Nachankar** Quantity Surveyor appointed by Developer , 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(s) of the aforesaid project under reference as **Rs.26,31,00,346/-** (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(s) from the MHADA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs.Nil** (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(s) of the subject project to obtain Occupation Certificate / Completion Certificate from MHADA (planning Authority) is estimated at **Rs.26,31,00,346/-** (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:



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TABLE A

Building /Wing One Plot No.151, bearing Survey No.236/A,CTS No,5740(Part) called Pant Nagar Prabhat CHS Ltd.

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 13.12.2019 date of Registration is	Rs. 26,31,00,346 /-
2	Cost incurred as on 13.12.2019 (based on the Estimated cost)	Rs. Nil /-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 26,31,00,346 /-
5	Cost Incurred on Additional /Extra Items as on 13.12.2019 not included in the Estimated Cost (Annexure A)	Rs. Nil /-

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TABLE-B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 13.12.2019 date of Registration.	Rs. 1,17,00,189 /-
2	Cost incurred as on 13.12.2019 (based on the Estimated cost)	Rs. Nil /-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,17,00,189 /-
5	Cost Incurred on Additional /Extra Items as on 13.12.2019 not included in the Estimated Cost (Annexure A)	Rs. Nil /-

Yours Faithfully

Signature of Engineer
(Vaijnath Nachankar