

# VAIJNATH NACHANKAR

CIVIL ENGINEER

104, RAVI, JANGID COMPLEX, MIRA ROAD(EAST), DIST. THANE, PINCODE- 401107.

## FORM-2

See Regulation 31

### ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account-Project Wise)

Date: 31<sup>st</sup> December 2021

To,

The Shivam Parivar Developers Pvt Ltd,  
1, Washigton Plaza, Topiwala Lane,  
OFF. S.V. Road, Goregoan West,  
Mumbai-400 104

Subject: Certificate of Cost Incurred for Development of “ **Pant Nagar Prabhat C.H.S.L.**” having MahaRERA Registration Number **P51800024145** (Only Applicable after project Registration) being developed by “**Shivam Parivar Developers Pvt. Ltd.**”

Sir,

I **Vaijnath Nachankar** have undertaken assignment of certifying Estimated Cost for “ **Pant Nagar Prabhat C.H.S.L.**” having MahaRERA Registration **P51800024145** Number (Only Applicable after project Registration) being developed by “**Shivam Parivar 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 & external works of the project as per specifications 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 / Consultants. The Schedule of items and quantity required for the entire work as Quantity Surveyor\* appointed by Developer/Engineer, 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.

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3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 30,27,91,91,533/- (Total of Table A and B)** at the time of Registration. The estimated Total Cost of project is with reference to the Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s) / Wing(s) Layout/being Plotted Development from the **MHADA** Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs.1,39,48,322 /- (Total of Table A and B)**. The amount of Estimated Cost, incurred is calculated based on input materials /services used and unit cost of these items

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. 30,50,70,593/- (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**

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

(To be prepared separately for each Building /Wing of the Real Estate Project)

| Particulars                                                                                                  | Amounts            |
|--------------------------------------------------------------------------------------------------------------|--------------------|
| Total Estimated cost of the building/wing as on 16.08.2017 date of Registration is                           | Rs. 26,31,00,346/- |
| Cost incurred as on 31.12.2021 based on the Estimated cost)                                                  | Rs.5,66,49,555/-   |
| Work done in Percentage (as Percentage of the estimated cost)                                                | 21.53%             |
| Balance Cost to be Incurred (Based on Estimated Cost)                                                        | Rs. 20,64,50,791/- |
| Cost Incurred on Additional /Extra Items<br>as on 31.12.2021 not included in the Estimated Cost (Annexure A) | Rs. Nil /-         |

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

| TABLE B                                                                                                   |                   |
|-----------------------------------------------------------------------------------------------------------|-------------------|
| Particulars                                                                                               | Amounts           |
| Cost incurred as on 16.08.2017(based on the Estimated cost)                                               | Rs. 1,17,00,189/- |
| Cost incurred as on 31.12.2021 based on the Estimated cost)                                               | Rs. Nil /-        |
| Work done in Percentage (as Percentage of the estimated cost)                                             | 0.00 %            |
| Balance Cost to be Incurred (Based on Estimated Cost)                                                     | Rs. 1,17,00,189/- |
| Cost Incurred on Additional /Extra Items as on 31.12.2021 not included in the Estimated Cost (Annexure A) | Rs. Nil /-        |

Yours Faithfully



Vaijnath Nachankar

(Signature of Engineer)

Agreed and accepted by:



Shivam Parivar Developers Pvt. Ltd.

Name: Shri. Ajit Woman Bhosale (Director)

Date:31/12/2021

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## \*Note

- 1.The scope of work is to complete entire Real Estate Project as per drawings approved from time to time to obtain Occupation Certificate /Completion Certificate.
- 2.(\* ) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name must be mentioned at the place marked (\*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (\*).
3. The estimated cost includes all labour, material, equipment, and machinery required to carry out entire work.
- 4.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.
5. All components of work with specifications are indicative and not exhaustive.
6. Please specify if there are any divisions/qualifications Example. Any deviation in input material used from specifications in agreement of sale.

**Table C**

List of Extra / Additional Items executed with Cost

(Which were not part of the original Estimate of Total Cost)

| Sr.no. | List of Extra / Additional Items executed with Cost | Amount (In Rs.) |
|--------|-----------------------------------------------------|-----------------|
|        |                                                     |                 |
|        |                                                     |                 |
|        |                                                     |                 |