P. T. MASE & ASSOCIATES
AN ISO 9001: 2008 COMPANY
CONSULTING CIVIL ENGINEERS
& STRUCTURAL ENGINEERS

- ✓ Project Management Consultants
- ✓ Structural Audit & Assessment Division
- ✓ Civil Engineering Laboratory and Research Centre
- ✓ Engineers & Planning Consultants

Dr. D. P. Mase
B.E. (Civil, M.Tech. (Struct.)
Ph.D., F.I.E., M.I.C.I.
M.A.C.I. M.A.C.E.
CHARTERED ENGINEER

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Ref. No. _____ Date 28-07-2017

FORM-2 [see Regulation 3]
ENGINEER'S CERTIFICATE

To
M/s. Ratan Constructions
F-1, Achraj Tower
Chhindwara Road
Chhaoni,
Nagpur

Subject: Certificate of Percentage of Completion of Construction Work of ACHRAJ RIVIERA, A & B Wing(s) of the Project situated on the Plot bearing C.N. No/CTS No./Survey no./ Final Plot no. 461/1-A, demarcated by its boundaries, Kh No. 202/1 A&B to the North, 9 Mtrs wide road thereafter Plot No.2-A and Kh. No. 202/5 to the South, 18 Mtrs wide road thereafter Kh No. 202/2 to the East, Open Space thereafter School to the West of Village - Zingabai Takli, District- Nagpur, Maharashtra PIN - 440030 admeasuring 2685.20 sq.mts. area being developed by M/s. Ratan Constructions

Sir,

I Dr.Dilip. P. Mase have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being A & B Wing(s) of the project situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot no 1-A/461, of village Zingabai Takli, District Nagpur PIN admeasuring 2685.20 sq.mts. area being developed by M/s. Ratan Constructions.

1. Following technical professionals are appointed by Owner / Promoter :-
   - i. Mr. Kishor V. Chiddarwar as L.S. / Architect ;
   - ii. Dr. Dilip P. Mase as Structural Consultant
   - iii. Mr. Milind Sharma as Site Supervisor

2. We have estimated the cost of the completion 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 Arch. Kishor V. Chiddarwar 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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 550.00 lakhs. 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 Nagpur Improvement Trust being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 300.18 lakhs. 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 Nagpur Improvement Trust (planning Authority) is estimated at Rs. 250.00 lakhs.

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 below :

TABLE A
Wing A & B

(Rs. In lakhs)

Sr. No.	Particulars	Wing A	Wing B	Total
1	Total Estimated cost of Wing A & B as on 25th July 2017 is	245.25	304.75	550.00
2	Cost incurred as on 25th July 2017 (based on the Estimated cost)	171.97	128.21	300.18
3	Work done in Percentage (as Percentage of the estimated cost)	70.12%	42.07%	54.58%
4	Balance Cost to be Incurred (Based on Estimated Cost)	73.28	176.54	249.82
5	Cost Incurred on Additional /Extra Items as on 25th July 2017 not included in the Estimated Cost (Annexure A)	0.00	0.00	0.00

TABLE B

For the entire registered phase of the Real Estate Project

(Rs. In Lakhs)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 25th July 2017 is	550.00
2	Cost incurred as on 25th July 2017 (based on the Estimated cost)	300.18
3	Work done in Percentage (as Percentage of the estimated cost)	0.55
4	Balance Cost to be Incurred (Based on Estimated Cost)	249.82
5	Cost Incurred on Additional / Extra Items as on 25th July 2017 not included in the Estimated Cost (Annexure A)	0.00

...ithfully

CHARTERED ENGINEER

Dr. D.P.MASE
Chartered Engineer
For P.T.MASE & ASSOCIATES.
240 B-1 Bajaj Nagar Nagpur (India)
Mobile No. :- +919822220919

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.