SpaceBar Atelier

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ARCHITECT / ENGINEER'S CERTIFICATE

Date: 22/07/2022

To
Shri Mahesh NanikramSadhwani
S. N. Infrastructure
Aradhana Apartment
Shop No. 8 to 11
Power Grid Square
Nagpur - 440026

Subject: Certificate of Cost Incurred for Development of **Nanik's Ashtavinayak Luxuria** for Construction of B+G+20 storied building (P50500031986State RERA Registration Number) situated on Plot bearing City Survey no. 2066/1, Sheet No.40, Plot No. 1 (Amalgamated), being a part of Khasara No. 72 & 73, Mouza Jaripatka, Chitnavis Nagar, Ward No. 60 demarcated by its boundaries, Plot no. 2 to the North, Road to the South, Plot No 4 to the East &Flat Scheme Swami Sadan to the West of Division Nagpur Taluka Nagpur District Nagpur PIN 440013 admeasuring 2145.669 sq.mts. area being developed by M/s S.N. Infrastructures

Ref: State RERA Registration Number P50500031986

Sir,

I Sandesh Ragit have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under State RERA, being **Nanik's Ashtavinayak Luxuria** Building(s) situated on Plot bearing City Survey no. 2066/1, Sheet No.40, Plot No. 1 (Amalgamated), being a part of Khasara No. 72 & 73, Mouza Jaripatka, Chitnavis Nagar, Ward No. 60 demarcated by its boundaries, Plot no. 2 to the North, Road to the South, Plot No 4 to the East &Flat Scheme Swami Sadan to the West of Division Nagpur Taluka Nagpur District Nagpur PIN 440013 admeasuring 2145.669 sq.mts. area being developed by M/s S.N. Infrastructures

1. Followingtechnicalprofessionalsareappointed byOwner/Promoter:(asapplicable)

   (i) M/s./Shri/ Anurag Pashine As Architect/Engineer/LS

   (ii) M/s./Shri/.P. S. Patankaras Structural Consultant

   (iii) M/s./Shri.Ashwin Patankaras MEP Consultant

(i) M/s./Shri Ar.SandeshRagitas Quantity Surveyor

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 Drawing/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 Sandesh Ragit quantity Surveyor appointed by Developer/Engineer 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.**25,89,21,156/-**(Total of Table A and B). The estimated Total Cost of Project is with reference
4. to the Civil, MEP and allied works requiredtobecompletedforthepurposeofobtainingoccupationcertificate/completion certificate for the building(s)from the Nagpur Municipal Corportionbeing the Planning Authority
5. under whose jurisdiction the aforesaid project is being implemented.

6. The Estimated Cost Incurred till date is calculated at **18,03,23,698 /-** (Total of Table A and B).The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

7. 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 Municipal Corportion is estimated at Rs.**7,85,97,458 /-**(Total of Table A and B).

8. 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 bearing Number 2066/1, Sheet No.40, Plot No. 1 (Amalgamated) called **Nanik's Ashtavinayak Luxuria**(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building / wing as on03/12/2021 date of Registration is	**24,89,21,156/-**
2	Cost incurred as on22/07/2022 (Based on Estimated Cost)	17,68,22,498/-
3	Work done in Percentage (as Percentage of the estimated cost)	51%
4	Balance Cost to be Incurred (Based on Estimated Cost)	7,20,98,658/-

5	Cost Incurred on Additional/Extra Items as on_____not included in the Estimated Cost (Table–C)	NA

<insert table for each additional building /wing>

Table - B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Common areas and Facilities Amenities	Amount (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on_____date of Registration is	1,00,00,000/-
2	Cost incurred as on 22/07/2022	35,01,200/-
3	Work done in Percentage (as Percentage of the estimated cost)	38%
4	Balance Cost to be Incurred (Based on Estimated Cost)	64,98,800/-
5	Cost Incurred on Additional/Extra Items as on_____not included in the Estimated Cost (Table–C)	Nil

Yours Faithfully,

Sandesh Ragit

AR. SANDESH RAGIT
COA/2019/117762

Signature of the Architect/ Engineer

Table – C

List of Extra/Additional Items executed with Cost (Which were not part of the original Estimate of Total Cost)

Sr. No.	Items	Cost
1		Nil
2		