DEVINE ARCHITECTS

Shop no.UG3 , “Yogikrupa Apartment “ opposite kacchi visa ground , AVG layout , Lakadganj , Nagpur – 440008
Mobile no – 9766963495

CERTIFICATE

Date : 21-04-2023

To,
Vikram Dhanraj Batra,
Batra Complex , Tilka Road ,
Mahal , Nagpur - 440002

Subject : Certificate of Cost Incurred for Development of **AMARA** having MahaRERA Registration Number: P50500033327 being Developed by **M/s Vikram Dhanraj Batra.**

Sir,

We **DEVINE ARCHITECTS** have undertaken assignment of certifying Estimated Cost for **AMARA** Having MahaRERA Registration Number : P50500033327 being Developed by **M/s Vikram Dhanraj Batra.**

1. We have estimated the cost of Civil, MEP and allied works required for completion of the layout and external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the sanctioned plans made available to us for the project under reference by the Developer/Promoter. The Schedule of items and quantity required for the entire work as calculated by _____ Quantity Surveyor appointed by _____, the assumption of the cost of material, labour and other inputs made by the developer/promoter, and the site inspection carried out by us to ascertain/confirm the above analysis given to us.

2. We estimate Total cost of completion of the aforesaid project under reference at Rs. 3,12,10,404/- (Total of Table A and B) at the time of registration. The estimated total cost of the project is with reference to the civil, MEP and allied works required for the completion of the internal and external works of the project as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate for the Apartment/Layout from the Nagpur Improvement Trust being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The estimated cost incurred till date is calculated at Rs. _____ (Total of Table A and B). The amount of estimated cost incurred is calculated on the basis of input materials/services used and unit cost of these items.

4. The Balance cost of completion of the civil, MEP and allied works for completion of the Apartment and external works as per specifications mentioned in agreement of sale of the project is estimated at Rs_____. (Total of Table A and B).

5. I certify that the cost of civil, MEP and allied works for completion of the Apartment and external works as per specifications mentioned in agreement of sale of the project as completed on the date of this certificate is as given in Table A and B below:

TABLE-A

Building Number : 1

Or called AMARA

Sr. No	**Particulars**	**Amounts (in Rs)**
1	Total Estimated cost of the Building As on _____ date of Registration is	3,12,10,404/-
2	Cost incurred as on date of certificate	2,39,10,520/-
3	Work done in Percentage (as Percentage of the estimated cost)	90%
4	Balance Cost to be Incurred ** (Based on Estimated Cost)	72,99,884/-

5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table-C)	NA

TABLE-B

(Internal & External Development Works in respect of the registered phase)

Sr. No	Particulars	Amounts (in Rs)
1	Total Estimated Cost of Internal & External development works including Amenities & facilities in the layout as on the date of registration is	NA
2	Cost Incurred as on date of certificate _____	NA
3	Work done in percentage (as percentage of Estimated cost)	NA
4	Balance cost to be incurred ** (based on estimated cost)	NA
5	Cost incurred on Additional / extra items not included in the estimated cost (Table C)	NA

Agreed & Accepted by :

Yours faithfully,



Vikram Dhanraj Batra.

AR.VIVEK PATEL

Date: 01/05/2023

Note :

1. The scope of work is to complete Registered Real Estate Project as per drawing approved from time to time as per specifications mentioned in the agreement to sale.
2. (*) Quantity Survey can be done by the office of engineer or can be done by an independent quantity surveyor, who's Certificate of Quantity Calculated, can be relied up on by engineer. In case of independent quantity surveyor Being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of engineer, the name of person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked(*).
3. (**) Balanced cost to be incurred (4) may vary from difference between total estimated cost(1) and actual cost incurred (2) due to deviation in Quantity required / Escalation of cost etc. As this is an estimated cost any deviation quantity required for the Development of real estate project will result in an amendment of the cost incurred / to be incurred.
4. All components of works with specifications are indicative and not exhaustive
5. Please specify if there are any deviations / qualifications. Example: Any deviation in input material used from specifications in agreement of sale.

TABLE-C

List of Extra / Additional / Deleted Items considered in the cost
(which were not parts of original Estimate of total cost)

Sr. No	List of Extra / Additional / Deleted Items	Amounts (in Rs)
1.	NA	NA
2.	NA	NA