

ENGINEER'S CERTIFICATE

Date: **01 / 01/2024**

To,

**Pinnacle Construction
A1, Mulik Complex,
Near Hotel Airport Centre Point,
Wardha Road, Nagpur – 440015.**

Subject: Certificate of Cost Incurred for Construction & Development of **01** No. of Building **01** Wing of the **01**Phase of the Project Named as “**DURVANG VASANT IMPERIAL**” Situated on the Plot bearing Kh. No. **70/1**, Mouza **Somalwada**, P.H. No. **44**, Sheet No. **696**, City Survey No. **525** & Plot Nos. **20, 21, 22, 23, 24, 25, 26, 27, 28 & 29**, N.M.C. House No. **3486/20 to 3486/29**, N.M.C. Ward No. **15** Demarcated by its Boundaries (latitudes and longitudes of the end points) --- to the North ----to the South to the East ---to the West ----of Division **Nagpur** Taluka **Nagpur** District **Nagpur** admeasuring Total Plot area **1365.448 Sq.m** are being developed by **Pinnacle Construction, Wardha Road, Nagpur.**

Ref: MAHA-RERA Registration Number 950500046741

Respected Sir,

I, **NILESH S/o DEORAOJI DHARMARE** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MAHA-RERA, being **01** No. of Building **01** Wing of the **01**Phase of the Project Named as “**DURVANG VASANT IMPERIAL**” Situated on the Plot bearing Kh. No. **70/1**, Mouza **Somalwada**, P.H. No. **44**, Sheet No. **696**, City Survey No. **525** & Plot Nos. **20, 21, 22, 23, 24, 25, 26, 27, 28 & 29**, N.M.C. House No. **3486/20 to 3486/29**, N.M.C. Ward No. **15** Demarcated by its Boundaries (latitudes and longitudes of the end points) --- to the North ----to the South to the East ---to the West ----of Division **Nagpur** Taluka **Nagpur** District **Nagpur** admeasuring Total Plot area **1365.448 Sq.m** are being developed by **Pinnacle Construction, Wardha Road, Nagpur.**

Following Technical Professionals are appointed by **Pinnacle Construction** :-

- (i) **Mr. Suresh Bhaiyaji Bhomle** as Architect/L.S.
- (ii) **Mr. Milind Ramdas Kolhe** as Structural Consultant.
- (iii) **Mr. Swapnil Hemantrao Ingole** as MEP Consultant.
- (iv) **Mr. Suresh Bhaiyaji Bhomle** as Quantity Surveyor.

1. 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 **Mr. Suresh Bhaiyaji Bhomle** 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.

2. We Estimate Total Estimated Cost of completion of the building(s) of the aforesaid project
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Er. NILESH DEORAOJI DHARMARE
B.E(Civil), Civil Engineer
N.J.T Lic. No. NIT/BE (W)/4191/21

under reference as **Rs.10, 61, 31, 000/- (Rupees Ten Crores Sixty One Lakhs & Thirty One Thousands only)**. 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 from the **Nagpur Improvement Trust (N.I.T.)** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date of this certificate of this Project is calculated at **Rs. 05, 85, 00, 000/- (Rupees Five Crore Eighty Five Lakhs Only)**. The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. 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 (N.I.T.)** (planning Authority) is estimated at **Rs. 03, 90, 21, 000/- (Rupees Three Crore Ninety Lakhs & Twenty one Thousands Only)**.
5. 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

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

Building /Wing bearing Number **01** or called **DURVANG VASANT IMPERIAL**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing As on Date of Registration is	Rs. 9, 75, 21,000/-
2	Cost Incurred as on <u>date of this certificate</u> (based on the Estimated cost)	Rs. 05, 85, 00, 000 /-
3	Work done in Percentage (as Percentage of the estimated cost)	75 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 03, 90, 21, 000 /-
5	Cost to be Incurred on Additional /Extra Items as on Date of Registration (Not included in the Total Estimated Cost) (Annexure A)	Rs. 38, 20, 000 /-

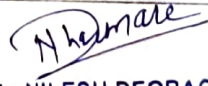

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TABLE - B**(To be prepared for the entire registered phase of the Real Estate Project)**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the Building as on date of Registration is	Rs. <u>9,75,21,000</u> /-
2	Cost incurred as on date of Registration (Based on the Estimated cost)	Rs. <u>05,85,00,000</u> /-
3	Work done in Percentage (as Percentage of the Estimated cost)	<u>75</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>03,90,21,000</u> /-
5	Cost to be Incurred on Additional /Extra Items As on <u>date of Registration</u> not included in the Estimated Cost (Annexure A)	Rs. <u>38,20,000</u> /-

Yours Faithfully,


Er. NILESH DEORAOJI DHARMARE**B.E(Civil), Civil Engineer****N.I.T Lic. No. NIT/BE (W)/4191/21****(Mr. NILESH DEORAOJI DHARMARE)**(Licence No. NIT/BE(W)/4191/21)**Notes:-**

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. (*) 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 has to 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.