DEVBHUMI
CONSULTANTS

Engineer's Certificate

Date: - 27/05/2023

To
Shayona Co-operant,
Plot No. 10, Azamshah Layout,
Ganesh Nagar, Nagpur. - 440024

Subject : Certificate of Cost incurred for Development of Residential Row Houses Scheme situated on the Plot bearing C.N. No/CTS No./Survey no./ K.H. No.- 30/3/2 Final Plot No – 18,19,20 & 21 demarcated by its boundaries having co-ordinates Khasara No. 30/2 to the North, Khasara No. 30/1 to the South Pandhan & Punapur Road to the East Portion of Khasara No. 30/3 owned by Shri Hariram Wath to the West, taluka – Nagpur, District – Nagpur. PIN- 440035, Admeasuring 776.512 Sq.Mts. area being developed by Shayona Co-operant.

Ref. MahaRERA Registration Number P50500050254.

Sir,

I have undertaken assignment of certifying Estimated Cost For The subject Real Estate Project proposed to be registered under MahaRERA, Being Row Houses situated on **the Plot bearing C.N. No/CTS No./Survey no./ K.H. No.- 30/3/2 / Final Plot No – 18,19,20 & 21 demarcated by its boundaries having co-ordinates Khasara No. 30/2 to the North, Khasara No. 30/1 to the South Pandhan & Punapur Road to the East Portion of Khasara No. 30/3 owned by Shri Hariram Wath to the West, taluka – Nagpur, District – Nagpur. PIN- 440035, Admeasuring 776.512 Sq.Mts. area being developed by Shayona Co-operant.**

1. Following technical professionals are appointed by Owner / Promoter: -

   (i) **Ms. Sarju Patel** as Architect.

   (ii) **Shri Devendra Patel** as Structural Consultant.

   (iii) M/s /Shri / Smt **N.A**. as MEP Consultant

   (iv) **Shri Ganesh Atram** as Quantity Surveyor.

DEVBHUMI CONSULTANTS NAGPUR

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 of the project. Our estimate cost calculation are based on the Drawing / Plans made available to us for the project

67, "SATYAY", Behind Datta Mandir, Pathan Layout Parsodi,
Trimurti Nagar, Nagpur-440 022.
8600363047 nagpur.dbc@gmail.com

under reference by the Developers and Constants and the Schedule of the items and quantity for the entire work as calculated by Er. Devendra Patel appointed by Developers / Engineers, 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 cost of completion of the building of the aforesaid project under reference as **Rs. 3,30,00,000.00**(Total of Table A and Table B). the estimated total Cost of project is with reference to the Civil, MEP and allied work required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building from the **NSSCDCL, Nagpur** being the Planning Authority under whose Jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 1,36,39,768.33** (Total of Table A and B)_. 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 **NSSCDCL Nagpur** (planning Authority) is estimated at **Rs. 1,93,60,231.67** (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

Row Houses

Sr. No	Particulars	Amount
1	Total Estimated cost of the building as on 31/03/2023 Date of registration is	**3,20,00,000.00**
2	Cost incurred as on 31/03/2023 (Based on the Estimated Cost)	**1,26,39,768.33**
3	Work Done in Percentage (As per Percentage of the Estimated Cost)	**42.62%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**1,93,60,231.67**
5	Cost Incurred on Additional / Extra Item as on 31/03/2023 not included in the Estimate Cost (Annexure A)	**N.A.**

DEVBHUMI CONSULTANTS NAGPUR

67, "SATYAY", Behind Datta Mandir, Pathan Layout Parsodi,
Trimurti Nagar, Nagpur-440 022.
8600363047 nagpur.dbc@gmail.com

DEVBHUMI CONSULTANTS

Table B

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

Sr. No	Particulars	Amount
1	Total Estimate cost of the Internal and External Development Work including amenities and Facilities in the Layout as on 31/03/2023 Date of Registration is.	**10,00,000.00**
2	Cost incurred as on 31/03/2023 (Based on the Estimated Cost)	**10,00,000.00**
3	Work Done in Percentage (As per Percentage of the Estimated Cost)	**100.00%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**0.00**
5	Cost Incurred on Additional / Extra Item as on _____ not included in the Estimate Cost (Annexure A)	**N.A.**

Yours Faithfully

DEVENDRA N. PATEL
B.E. (CIVIL), M.TECH. (STR.)
LICENSED STRUCTURAL ENGG.
NMC L.No. 01650, NIT L.No. 4418
NMRDA L.No. 00058

DEVBHUMI CONSULTANTS NAGPUR

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. (*) 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.

67, "SATYAY", Behind Datta Mandir, Pathan Layout Parsodi,
Trimurti Nagar, Nagpur-440 022.
8600363047 nagpur.dbc@gmail.com