

SAGAR S. SHAH

B.E.(Civil) M.I.E.,F.I.V.

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• **Approved Valuer** • **Consulting Engineer**

54, Sahajeevan Colony, Visemala, College Road, Nashik - 422 005

ENGINEER'S CERTIFICATE

(FORM 2)

Date: 15.06.2020

To,
Bhavik And Saraf Ventures
3rd Floor, Bhavik Capital,
Opp. Kulkarni Garden,
Off Sharanpur Road,
Nashik - 422002

Subject: Certificate of Cost Incurred for Development of **THE EMPIRE** for Construction Work of 1 Building situated on **S.No. 646/7B/1/2/A2, CTS No. 6821 to 6824, F.P. No. 250, TPS-2** demarcated by its boundaries (latitude and longitude of the end points) Nashik Municipal Corporation to the North, Colony Road to the South, 12 Meter Road to the East, Remaining Portion of S.No. 646 to the West of Division Nashik, Village Nashik, Taluka Nashik, District Nashik, PIN 422002 admeasuring 3902.86 Sq. Mtrs. area being developed by **Bhavik And Saraf Ventures**.

Ref: MahaRERA Registration Number _____

Sir,

I, **Er. Sagar S. Shah** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MAHARERA, being 1 Building situated on **S.No. 646/7B/1/2/A2, CTS No. 6821 to 6824, F.P. No. 250, TPS-2** of Division Nashik, Village Nashik, Taluka & District Nashik, PIN 422002 admeasuring 3902.86 Sq. Mtrs. Area being developed by **Bhavik And Saraf Ventures**.

Following technical professionals are appointed by Owner / Promoter:-

- (i) Mr. Sumit Kumath (Nashik) as Architect;
- (ii) Epicon Consultant as Structural Consultant;
- (iii) ARKK Consulting as MP Consultant;



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 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 Er. Sagar S. Shah 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 EMPIRE** project under reference as **Rs. 35,27,50,000/- (In words Rupees Thirty Five Crores Twenty Seven Lakhs and Fifty Thousand Only) (Total of Table A and B)**. 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 Nashik Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at **Rs. 5,29,12,500/- (Total of Table A and B)**. 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 of the subject project to obtain Occupation Certificate / Completion Certificate from Nashik Municipal Corporation (planning Authority) is estimated at **Rs. 29,98,37,500/- (Total of Table A and B)**.
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
THE EMPIRE**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on 15/06/2020 is	Rs. 35,27,50,000/-
2	Cost incurred as on 15/06/2020 (based on the Estimated cost)	Rs. 5,29,12,500/-
3	Work done in Percentage (as Percentage of the estimated cost)	15%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 29,98,37,500/-
5	Cost Incurred on Additional/Extra Items as on 15/06/2020 not included in the Estimated Cost (Annexure A)	Nil

**TABLE B
THE EMPIRE**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of Internal & External Development Works including amenities and Facilities in the layout as on 15/06/2020 date of Registration is	Rs. 1,50,00,000/-
2	Cost incurred as on 15/06/2020 (based on the Estimated cost)	Nil
3	Work done in Percentage (as Percentage of the estimated cost)	Nil
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,50,00,000/-
5	Cost Incurred on Additional /Extra Items as on 15/06/2020 not included in the Estimated Cost (Annexure A)	Nil



Yours Faithfully



ER. SAGAR S. SHAH



*** 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.
4. Estimated figures are calculated on the basis of balance proposed FSI which is yet to be sanctioned.

Annexure A

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

NIL

