

**FORM-2**

**ENGINEER'S CERTIFICATE**

*(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)*

Date:

To

The **Chhoriya & Kela Developers**  
**Chhoriya Group . First Floor, Kothari Plaza, Bibewadi - Kondhawa Road Lullanagar . Pune - 411040**

**Subject:** Certificate of Cost Incurred for Development of **Chhoriya Residency Nandurbar** Phase - 2 and for Construction of 3 Building(s) / Wing(s) Of the Phase \_\_ 2 (Maha RERA Registration Number - **Applied** ) situated on the Plot bearing C.N. No/CTS No./Survey no. / Final Plot no **S.NO. 146/1**

**Demarcated by its boundaries (latitude and longitude of the end points)**

**21°22'50.03"N** To the North **21°22'45.92"N** to the South **74°14'15.16"E** to the East **74°14'12.40"E** to the West of Division **Nashik** village **Nandurbar** taluka **Nandurbar** District **Nandurbar** PIN **425412** admeasuring **2738** sq. mts area being developed by **Chhoriya & Kela Developers** Ref: Maha RERA Registration Number - **Applied**

Sir,

I **Manish V. Pande** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being 3 Building(s) / wing(s) of the Phase \_\_ 2 situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot no **S.NO. 146/1** of Division **Nashik** village **Nandurbar** taluka **Nandurbar** District **Nandurbar** PIN **425412** admeasuring **2738** sq. mts. Area being developed by Chhoriya & Kela Developers



**iMPower Projects**  
**Project Management Consultant**

1. Following technical professionals are appointed by Owner /Promoter :-
  - (i) M/s/Shri/Smt **SUBHA ARCHITECTS** as L.S. /Architect ;
  - (ii) M/s/Shri/Smt **RAKESH JAIN & ASSOCIATES** as Structural Consultant
  - (iii) M/s/Shri/Smt **Mclin Counsutant PVT LTD** as MEP Consultant
  - (iv) M/s/Shri/Smt **Mr.Dinesh Moundekar** as 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 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.Dinesh Moundekar** 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.
3. We estimate Total Estimated Cost of completion of all the Building(s) of the aforesaid project under reference as Rs **46417072** (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 completion certificate for the development works from the **Nandurbar Town Planning** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 25318931 (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 **Nandurbar Town Planning** (Planning Authority) is estimated at Rs **21098141** (Total of Table A and B).
6. I certify that the Cost of the Civil & development and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

**FORM-2 (TABLE A)****Building/ Wing bearing Number Bungalow SP Type A**

| Sr. No. | Particular                                                                                     | Amount |         |
|---------|------------------------------------------------------------------------------------------------|--------|---------|
| 1       | Total Estimated cost of the building/ wing as on date of Registration is                       | Rs.    | 5370035 |
| 2       | Cost incurred as on (based on the Estimated cost )                                             | Rs.    | 2480956 |
| 3       | Work done in percentage (As ercentage of the estimated cost)                                   | %      | 46%     |
| 4       | Balance Cost to be Incurred (Based on Estimated Cost)                                          | Rs.    | 2889079 |
| 5       | Cost Incurred on Additional / Extra Items as on not included in the Estimated Cost (AnnexureA) | Rs.    | 0       |

**FORM-2 (TABLE A)****Building/ Wing bearing Number Bungalow SP Type B2**

| Sr. No. | Particular                                                                                     | Amount |         |
|---------|------------------------------------------------------------------------------------------------|--------|---------|
| 1       | Total Estimated cost of the building/ wing as on date of Registration is                       | Rs.    | 5370035 |
| 2       | Cost incurred as on (based on the Estimated cost )                                             | Rs.    | 1423059 |
| 3       | Work done in percentage (As ercentage of the estimated cost)                                   | %      | 27%     |
| 4       | Balance Cost to be Incurred (Based on Estimated Cost)                                          | Rs.    | 3946976 |
| 5       | Cost Incurred on Additional / Extra Items as on not included in the Estimated Cost (AnnexureA) | Rs.    | 0       |

**FORM-2 (TABLE A)****Building/ Wing bearing Number      Tower 1 Wing C**

| <b>Sr. No.</b> | <b>Particular</b>                                                                              | <b>Amount</b> |          |
|----------------|------------------------------------------------------------------------------------------------|---------------|----------|
| 1              | Total Estimated cost of the building/ wing as on date of Registration is                       | Rs.           | 25153973 |
| 2              | Cost incurred as on (based on the Estimated cost )                                             | Rs.           | 20123178 |
| 3              | Work done in percentage (As ercentage of the estimated cost)                                   | %             | 80.00%   |
| 4              | Balance Cost to be Incurred (Based on Estimated Cost)                                          | Rs.           | 5030795  |
| 5              | Cost Incurred on Additional / Extra Items as on not included in the Estimated Cost (AnnexureA) | Rs.           | 0        |

**FORM 2 - (TABLE B)**  
(To be prepared for the entire registered phase of the Real Estate Project)

| Sr. No | Particular                                                                                                                                               | Amount       |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 1      | Total Estimated cost of the Internal and External Development Works including amenities and facilities in the layout as on _____ date of Registration is | Rs. 10523029 |
| 2      | Cost incurred as on _____ (based on the Estimated cost )                                                                                                 | Rs. 6839969  |
| 3      | Work done in percentage (As ercentage of the estimated cost)                                                                                             | 65 %         |
| 4      | Balance Cost to be Incurred (Based on Estimated Cost)                                                                                                    | Rs. 3683060  |
| 5      | Cost Incurred on _____ Additional/ Extra Items as on not included in the Estimated Cost (AnnexureA)                                                      | Rs. 0        |

Yours Faithfully



**Manish V. Pande**  
( iMPower Projects )

**iMPower Projects**  
**Project Management Consultant**

**\* 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 find ependent 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.