FORM-2

ENGINEER'S CERTIFICATE

(To be submitted for withdrawal of Money from Designated Account- Project wise)

July to Sep 2019

Date: 07.12.2019

To

The **The Chhoriya & kela Developer,**
Chhoriya Realty, Office No 401, 4th Floor, Adinath Shopping center, Adinath Society, Pune -Satara Road, Opp Hotel Panchami, Pune-411037.

Subject: Certificate of Cost Incurred for Development of Chhoriya Residency Nandubar Phase-4 and for Construction of 1 No. of Building(s)/ Tower 1 - B Wing(s) of the Phase 4 (Maha RERA Registration Number- P49700014635) 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)

North East A 21°22'50.1"N 74°14'14.1"E
South East B 21°22'46.7"N 74°14'13.9"E
South West C 21°22'48.4"N 74°14'16.3"E
North West D 21°22'48.5"N 74°14'13.0"E

of Division_Nashik_village Nandurbar taluka Nandurbar District **Nandurbar** PIN **425412** admeasuring 700 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 **1** Building(s) **/Tower 1 - B** Wing (s) b of the **Phase 4** situated on the Plot bearing C.N. No/CTS No./Survey no. / Final Plot no **S.no.146/1**

West of Division_Nashik_village Nandurbar taluka Nandurbar District **Nandurbar** PIN **425412** admeasuring **700 sq. mts.** area being developed by **Chhoriya & kela Developers.**

Pande

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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 **R.D. Services** as MEP Consultant
   (iv) M/s/Shri/Smt **Mr. Dinesh Y. 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 Y. 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 the building(s)of the aforesaid project under reference as **Rs 2,02,19,337** (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(s) from the **Nandubar 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. 34,00,860** (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 **Nandubar Town Planning** (Planning Authority) is estimated at **Rs 1,68,18,477** (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 :

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FORM-2 (TABLE A)

Building/ Wing bearing Number **Tower 1 Wing B**

Sr. No.	Particular	Amount	
1	Total Estimated cost of the building/ wing as on date of Registration is 20.12.2017	Rs.	19843597
2	Cost incurred as on 30.09.2019 (based on the Estimated cost)	Rs.	3174976
3	Work done in percentage (As ercentage of the estimated cost)	%	16.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.	16668621
5	Cost Incurred on Additional / Extra Items as on 30.09 .2019 not included in the Estimated Cost (AnnexureA)	Rs.	0

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FORM-2 (TABLE B)

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

Chhoriya Residency,Nandurbar- Phase 4 (Tower 1- B Wing)

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 20.12.2017	Rs. 376740
2	Cost incurred as on 30.09.2019 *(based on the Estimated cost)*	Rs. 226044
3	Work done in percentage *(As Percentage of the estimated cost)*	60%
4	Balance Cost to be Incurred *(Based on Estimated Cost)*	Rs. 150696
5	Cost Incurred on 30.09.2019 Additional/ Extra Items as on not included in the Estimated Cost (AnnexureA)	Rs. 0

Yours Faithfully

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Project Management Consultant

Manish V. Pande
(iMPower Projects)

*** 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 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 no texhaustive.

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