

Date :

FORM-2
[See Regulation 3]

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 : 20th July,
2017

To,
The Promoter,
M/s Maharani Paints Pvt Ltd ,
(Wardha IT Park) , Plot No- H/1,
M.I.D.C, Industrial Area , Sewagram, Wardha.

Subject : Certificate of Cost Incurred for Development of [Project Name] for
Construction Work of 03 No. of Building(s)/ One Wing(s) of the
Wardha IT Park Phase 01 of the Project [Maha RERA
Registration Number] situated on the Plot bearing C.N. No-
/CTS No./Survey No./ Final Plot No H/01, Demarcated by its
boundaries (latitude and longitude of the end points) 21.10 to
the North , 79.10 to the East Division Barbadi village Wardha
Taluka Wardha admeasuring 13,304.98 Sq.mts. area being
Developed by M/s Maharani Paints Pvt Ltd

Ref : MahaRERA Registration Number Application Being Made

Sir,

I/ We Nishit Gupta have undertaken assignment as Architect /Licensed
Surveyor of certifying Percentage of Completion of Construction Work of the Wardha
IT Park Building(s)/One Wing(s) of the IT Park project Phase of the Project, situated
on the plot bearing C.N. No/ CTS No./Survey No./Final Plot No. H/1 of Division
Wardha village Barbadi, Taluka Wardha District Wardha PIN 442001 admeasuring
13,304.98 sq.mts. area being developed by Maharani Paints Pvt Ltd (Wardha IT
Park).

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

- (i) M/s /Shri/Smt Nishit Gupta as L.S. / Architect ;
- (ii) M/s /Shri/Smt Yeshpal Singh as Structural Consultant
- (iii) M/s /Shri/Smt Dinesh Sharma as MEP Consultant



Date :

(iv) M/s /Shri/Smt Pravin Bhendkar 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. Pravin Bhendkar 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. 34,20,00,000 (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 M.I.D.C being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 28,16,00,000 (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

Maharashtra Industrial development corporation (planning Authority) is estimated at Rs.6,04,00,000

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 :



Date :

TABLE A
Building /Wing bearing Number or called IT TOWER
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 20 th July,2017 date of Registration is	Rs. 11,33,00,000=00
2	Cost incurred as on 20 th July,2017 (based on the Estimated cost)	Rs. 10,50,00,000=00
3	Work done in Percentage (as Percentage of the estimated cost)	92.33%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 83,000,00=00
5	Cost Incurred on Additional /Extra Items as on 20 th July,2017 included in proposed Estimated Cost (Annexure A)	Rs. 64,20,000=00

TABLE A
Building /Wing bearing Number or called Commercial Center (LSC +SCO)
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 20 th July,2017 date of Registration is	Rs. 4,85,00,000=00
2	Cost incurred as on 20 th July,2017 (based on the Estimated cost)	Rs.4, 25,00,000=00
3	Work done in Percentage (as Percentage of the estimated cost)	87.62%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 60,000,00=00
5	Cost Incurred on Additional /Extra Items as on 20 th July,2017 included in proposed Estimated Cost (Annexure A)	Rs. 68,02,000=00

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

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost included in proposed estimated for (Internal and External Development Works including amenities and	Rs. 15,95,00000=00



Date :

Facilities in the layout as on 20th July, 2017
date of Registration is)

2	Cost incurred external & internal development is included in Table -A2 July, 2017	as on 20 th July, 2017	Rs. 13,41,00,000=00
3	Work done in Percentage (as Percentage of the estimated cost).		82.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost).		Rs. 2,54,00,00=00
5	Cost Incurred on Additional /Extra Items as on 20 th July, 2017 not included in the Estimated Cost (Annexure A).		NA

Yours Faithfully,



Signature of Engineer.

(Licence No. W.T.P/033/2017-2018.)

*** 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.

Annexure A

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