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)

MILIND RATHI
M.E.(Struct) M.I.E.,F.I.V.

CONSULTING
STRUCTURAL
DESIGNER
&
CHARTERED
ENGINEER

A-17/18, Sahakari Audhyogik
Vasahat, Old M.I.D.C.,
Ajanta Road, Jalgaon (M.S.)
Tel.: (O) 0257-2210979
Mob. : 98230 29679
E-mail : milindrathi@rediffmail.com

Date: 14/04/2025

To,
Jain Buildcon,
Shop No.44, Sahakari Audhyogik Vasahat,
Ajanta Road, Jalgaon – 425003.

Subject: Certificate of Cost Incurred for Development/Construction of Proposed Residential and Commercial Building "Shiv Naman" situated on the Plot No. – 13, Gat No. 51/A at Pimprala Shiwar, Jalgaon, Dist. Jalgaon, admeasuring _____ SQMTS area being developed by Jain Buildcon.

Ref: MahaRERA Registration Number: - P49900051276

Sir,

I **Milind Shyamsundar Rathi** have undertaken the assignment of certifying Estimated Cost for **Development/Construction of Proposed Residential and Commercial Building "Shiv Naman" situated on the Plot No. – 13, Gat No. 51/A at Pimprala Shiwar, Jalgaon, Dist. Jalgaon, admeasuring _____ SQMTS area being developed by Jain Buildcon.**

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

(i) **Shri. Niraj Mantri** as L.S. / Architect;

(ii) **Shri. Milind Rathi** as Structural Consultant

(iii) **Shri. Milind Rathi** as Quantity Surveyor *

(iv) **Shri. Nachiket Jakhetiya** as a CA

2. We have estimated the cost of the completion to obtain the 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 **Shri. Milind Rathi** quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labor, and other inputs made by the developer, and the site inspection carried out by us.

3. We estimate the Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.2,50,00,000/-** (Total of Table A and B). The estimated Total Cost of the project is concerning the Civil, MEP, and allied works required to be completed to obtain an occupation certificate /completion certificate for the building(s) from the **Jalgaon Municipal Corporation** the Planning Authority under whose jurisdiction the

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4. The Estimated Cost Incurred to date is calculated at **Rs. 2,45,89,015/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated based on the 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 an Occupation Certificate/Completion Certificate from **Jalgaon Municipal Corporation** (planning Authority) is estimated at **Rs. 4,10,985/-** (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

Building/Wing/Layout/Plotted Development of "Shiv Naman" (to be prepared separately for each Building /Wing/Layout/ Plotted Development bearing Number of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total estimated cost of as on 23/11/2022 date of Registration is	**Rs. 2,50,00,000/-**
2	Cost incurred as on 31/03/2025 (Based on the estimated cost)	**Rs. 2,45,89,015/-**
3	Work done in Percentage (As Percentage of the estimated cost)	**98.35%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 4,10,985/-**
5	Cost Incurred on Additional /Extra Items as on 31/03/2025 not included in the Estimated Cost (Annexure A)	**N.A**

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Table B

Internal & External Development Works in Respect of Registered Phase

Sr. No.	Particulars	Amounts
1	Total estimated cost of the Internal And External Development works including Amenities and Facilities in the layout as on 23/11/2022 date of Registration is	Nill
2	Cost incurred as on 31/03/2025 (Based on the estimated cost)	Nill
3	Work done in Percentage (As Percentage of the estimated cost)	Nill
4	Balance Cost to be Incurred (Based on Estimated Cost)	Nill
5	Cost Incurred on Additional /Extra Items as of 31/03/2025 not included in the Estimated Cost (Annexure A)	Nill

Yours Faithfully,

STRUCTURES • MILIND RATHI R.No. M-125145-1 • CHARTERED ENGINEER

Milind Rathi
(License No – M-125145-1)
Chartered Engineer

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Mob. : 98230 29679
E-mail : milindrathi@rediffmail.com

Agreed and accepted by:

Jain Buildcon

Alok

Partner

Signature of Promoter

Name: Alkesh Jain

Date: 14/04/2025

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. Balance Cost to be incurred (4) may vary from Difference between Total estimated Cost (I) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an estimate cost- any deviation in quantity required for development of the Real Estate Project will result in amendment of cost incurred / to be incurred.

4. All components of work with specifications are indicative and not exhaustive.

5. Please specify if there are any deviations I qualifications Example: Any deviations in input material used from specifications in agreement of sale.

Table C

List of extra/additional/Deleted Items Considered In Cost

(Which were not part of the original estimate of total cost)

Sr. No.	List of extra/additional/deleted Items	Amount (Rs.)