

FORM-2

ENGINEER'S CERTIFICATE

Date: 30/09/2022

To
M/s. Linear Developers & Builders Pvt Ltd.

Subject:

Certificate of percentage of Completion of Construction Work of Buildings AMARO building (Residential Apartment/Commercial), AMBER building(Residential Apartment), ADEN villa buildings-1/2/3, MHADA (L.I.G/E.W.S) of "Madan Ratan City" [RERA Registration Number P50500001473] situated on the C.S. no. 39, Kh. No. 21/1, Mouza : Chikhali, Tah & Dist Nagpur, demarcated by its boundaries (latitude and longitude of the end points) 21.100, 79.116 Tah & Dist Nagpur PIN: 440024 admeasuring 17970.934sq.m.being developed by M/s. Linear Developers & Builders Pvt.Ltd. Director: Mr.Madan B.Ratan

Sir,

We, M/s. AAJ Engineers & Consultants Pvt.Ltd have undertaken assignment for certifying Percentage of Completion of Construction Work of **"Madan Ratan City" [RERA Registration Number P50500001473] situated on the C.S. no. 39, Kh. No. 21/1, Mouza : Chikhali, Tah & Dist. Nagpur, PIN: 440024 admeasuring 17970.934sq.m.Area being developed by M/s. Linear Developers & Builders Pvt.Ltd. Director : Mr. Madan.B.Ratan**

I. Following technical professionals are appointed by Owner / Promoters:

- i. Mr. Aditya Indurkar as Architect
- ii. M/s. AAJ Engineers & Consultants Pvt Ltd as Structural Consultant
- iii. Shri.Narendra Bobae as Plumbing Consultant
- iv. Shri.Devashish Joshi as Electrical Consultant
- v. Mr. Muqbil Ahmed Abdul Gaffar as Site Supervisor
- vi. Ms.Kirti N Kothre as Engineer

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. Muqsit Ahmed Abdul Gaffar as 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.59,63,17,935/-** (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 Nagpur Municipal Corporation (being the Planning Authority under whose jurisdiction the aforesaid project is being implemented).
4. The Estimated Cost Incurred till date is calculated at **Rs. 43,11,66,418/-** (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 Nagpur Municipal Corporation (Planning Authority) is estimated at **Rs.16,41,51,517/-** (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 :

Yours faithfully
Signature of Engineer

*** 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.

TABLE - A

AMARO Building

<u>Sr.No.</u>	<u>Particulars</u>	<u>Amounts</u>
1.	Total Estimated cost of the Building AMARO BUILDING Date of Registration	Rs.16,90,31,292/-
2.	Cost incurred as on 30.09.2022 [Based on the Estimated cost]	Rs. 9,90,88,143/-
3.	Work done in Percentage [As Percentage of the estimated cost]	58.62 %
4.	Balance Cost to be incurred [Based on the Estimated cost]	Rs.6,99,43,149/-
5.	Cost incurred on Additional/Extra Items not Included in the estimated cost (Annexure A)	Rs.NIL

AMBER Building

<u>Sr.No.</u>	<u>Particulars</u>	<u>Amounts</u>
1.	Total Estimated cost of the Building AMBER BUILDING Date of Registration	Rs.25,01,31,160/-
2.	Cost incurred as on 30.09.2022 [Based on the Estimated cost]	Rs. 21,54,92,728/-
3.	Work done in Percentage [As Percentage of the estimated cost]	86.15 %
4.	Balance Cost to be incurred [Based on the Estimated cost]	Rs.3,46,38,432/-
5.	Cost incurred on Additional/Extra Items not Included in the estimated cost (Annexure A)	Rs.NIL

ADEN VILLAS BUILDING-1

<u>Sr.No</u>	<u>Particulars</u>	<u>Amounts</u>
1.	Total Estimated cost of the Building Date of Registration	Rs.2,83,91,573/-
2.	Cost incurred as on 30.09.2022 [Based on the Estimated cost]	Rs. 2,41,95,640/-
3.	Work done in Percentage [As Percentage of the estimated cost]	85.22 %
4.	Balance Cost to be incurred [Based on the Estimated cost]	Rs. 41,95,733/-
5.	Cost incurred on Additional/Extra Items not Included in the estimated cost (Annexure A)	Rs.NIL

ADEN VILLAS BUILDING-2

<u>Sr.No.</u>	<u>Particulars</u>	<u>Amounts</u>
1.	Total Estimated cost of the Building Date of Registration	Rs.2,63,26,461/-
2.	Cost incurred as on 30.09.2022 [Based on the Estimated cost]	Rs. 2,15,07,416/-
3.	Work done in Percentage [As Percentage of the estimated cost]	81.67 %
4.	Balance Cost to be incurred [Based on the Estimated cost]	Rs. 48,19,045/-
5.	Cost incurred on Additional/Extra Items not Included in the estimated cost (Annexure A)	Rs.NIL

ADEN VILLAS BUILDING-3

<u>Sr.No.</u>	<u>Particulars</u>	<u>Amounts</u>
1.	Total Estimated cost of the Building Date of Registration	Rs.2,89,11,573/-
2.	Cost incurred as on 30.09.2022 (Based on the Estimated cost)	Rs. 2,42,96,398/-
3.	Work done in Percentage (As Percentage of the estimated cost)	84.04 %
4.	Balance Cost to be incurred (Based on the Estimated cost)	Rs. 46,15,175/-
5.	Cost incurred on Additional/Extra Items not Included in the estimated cost (Annexure A)	Rs.NIL

UG HOUSING

<u>Sr.No</u>	<u>Particulars</u>	<u>Amounts</u>
1.	Total Estimated cost of the building Date of Registration	Rs.3,27,20,838/-
2.	Cost incurred as on 30.09.2022 (Based on the Estimated cost)	Rs. 2,29,87,295/-
3.	Work done in Percentage (As Percentage of the estimated cost)	70.25 %
4.	Balance Cost to be incurred (Based on the Estimated cost)	Rs. 97,33,543/-
5.	Cost incurred on Additional/Extra Items not Included in the estimated cost (Annexure A)	Rs.NIL

AAJ Engineers & Consultants Pvt. Ltd.

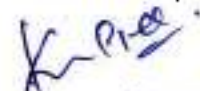
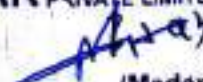

DirectorAgreed and accepted by:
For **EMAAR** DEVELOPERS & BUILDERS
PRIVATE LIMITED
(Madan Ratan)
Managing Director

TABLE-8**(Entire registered phase of the Real Estate Project)**

<u>Sr.No.</u>	<u>Particulars</u>	<u>Amounts</u>
1.	Total Estimated cost of the Internal and External Development Work including Amenities and facilities in the layout as On Date of Registration	Rs. 5,98,05,038/-
2.	Cost incurred as on 30.09.2022 [Based on the Estimated cost]	Rs. 2,35,98,598/-
3.	Work done in Percentage [As Percentage of the estimated cost]	39.46 %
4.	Balance Cost to be incurred [based on the Estimated cost]	Rs. 3,62,06,440/-
5.	Cost incurred on Additional/Extra Items not Included in the estimated cost [Annexure A.]	Rs. NIL

Annexure A**List of Extra/Additional Items Executed with cost****NOT APPLICABLE**

AAJ Engineers & Consultants Pvt. Ltd.

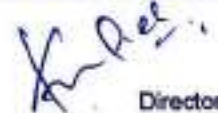

Director

TABLE - A

AMARO Building

Sr. No Tasks / Activity	Percentage of Work Done
1. Excavation	100%
2. 1 basement and one plinth	100%
3. number of podiums (no podiums)	n.a.
4. Slit Floor (no slit floor)	100%
5. & number of Slabs of Super Structure	100%
6. Internal walls Internal Plaster Floorings within apartments / Premises Doors and windows to each of the apartments / Premises	70%
7. Sanitary Fittings within the Apartments/Premises, Electrical Fittings within the Apartments/Premises	50%
8. Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts. Overhead and Underground Water Tank	70%
9. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	50%
10. Installation of lifts, water pumps, Fire fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area electric, mechanical equipment. Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection paving of area appurtenant to Building/Wing. Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate.	50%

AMBER Building

Sr. No Tasks / Activity	Percentage of Work Done
1. Excavation	100%
2. one plinth	100%
3. number of podiums/no podiums	N.A.
4. Still Floor (no still floor)	100%
5. & number of Slabs of Super Structure	100%
6. Internal walls, Internal Plaster, Floorings within apartments/ Premises, Doors and windows to each of the apartments / Premises	100%
7. Sanitary Fittings within the Apartments/Premises, Electrical Fittings within the Apartments/Premises	85%
8. Staircases, lifts Wells and Lobbies of each Floor level connecting Staircases and Lifts Overhead and Underground Water Tank	85%
9. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing	85%
10. Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC finishing to entrance lobby's plinth protection paving of area appertaining to Building/Wing Compound Wall and all other requirements as may be required to Obtain Occupancy /Completion Certificate.	50%

ADEN Villas Building-1

Sr. No	Tasks / Activity	Percentage of Work Done
1	1. Excavation	100%
2	2. one plinth	100%
3	3. number of podiums (no podiums)	n.a.
4	4. <u>Shft Floor</u> (no shift floor)	n.a.
5	5. Number of Slabs of Super Structure	100%
6	6. Internal walls, Internal Plaster, Floorings within apartments/ Premises, Doors and windows to each of the apartments / Premises	100%
7	7. Sanitary Fittings within the Apartments/Premises, Electrical Fittings within the Apartments/Premises	95%
8	8. Staircases, Lobbies of each floor level connecting staircases and lifts, Overhead and Underground Water Tank	95%
9	9. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing	95%
10	10. Installation of water pumps, Fire Fighting Fittings and Equipment as per C/O NOC, Electrical fitting to Common Area, electo. mechanical equipment, Compliance to conditions of environment /CR2 NOC, finishing to entrance lobby/s, plinth protection, paving of area adjacent to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate.	50%

ADEN Villas Building-2

Sr. No Tasks / Activity	Percentage of Work Done
1. Excavation	100%
2. one plinth	100%
3. number of podiums (no podiums)	n.a.
4. Stilt Floor (no stilt floor)	n.a.
5. 3 number of Slabs of Super Structure	100%
6. Internal walls, Internal Plaster, Floorings within apartments / Premises, Doors and windows to each of the apartments / Premises	90%
7. Junitory Fittings within the Apartments/Premises, Electrical Fittings within the Apartments/Premises	75%
8. Staircases, Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank	75%
9. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	75%
10. Installation water pumps, Fire Fighting Fittings and equipment as per CFD NOC. Electrical fitting to Common Area electric, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Lifting to entrance lobby/s, plinth protection, paving of area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate.	50%

ADEN Villas Building-3

Sr. No Tasks / Activity	Percentage of Work Done
1. Excavation	100%
2. one plinth	100%
3. number of podiums(no podiums)	N.A.
4. Still Floor (no still floor)	N.A.
5. 3 number of Slabs of Super Structure	100%
6. Internal walls, Internal Plaster Floorings within apartments/ Premises, Doors and windows to each of the apartments / Premises	100%
7. Sanitary Fittings within the Apartments/Premises, Electrical fittings within the Apartments/Premises	100%
8. Staircases, Lobbies of each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank	100%
9. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
10. Installation of water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro. mechanical equipment, Compliance to conditions of environment /CR2 NOC, finishing to entrance lobby/s, plinth protection, paving of area appurtenant to Building/Wing, Compound wall and all other requirements as may be required to Obtain Occupation /Completion Certificate.	60%

LIG Housing Building

Sl. No Tasks / Activity	Percentage of Work Done
1. 1.Excavation	100%
2. one plinth	100%
3. number of podiums(no podiums)	N.A.
4. Still Floor (no still floor)	100%
5. 3 number of Slabs of Super Structure	100%
6. Internal walls, Internal Plaster, floorings within apartments/ Premises, Doors and windows to each of the apartments / Premises	30%
7. Sanitary Fittings within the Apartments/Premises. Electrical Fittings within the Apartments/Premises	0%
8. Staircases, Lobbies at each floor level connecting Staircases and Lifts, Overhead and Underground Water tank	0%
9. The external plumbing and external Plaster elevation, completion of terraces with waterproofing of the Building/Wing.	0%
10. Installation of water pumps Fire Fighting Fittings and Equipment as per CFO NOC. Electrical lighting to Common Area, electro. mechanical equipment. Compliance to conditions of environment /CRZ NOC. finishing to entrance lobby/s plinth protection, paving of area appurtenant to Building/Wing. Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate.	0%

TABLE - B

Internal & External Development Works in Respect of the entire Registered Phase

S. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	% of work done	Details
	Internal Roads & Footpaths	yes	75%	
	Water Supply	yes	25%	
	Sewerage (chamber, lines, Septic Tank, STP)	Yes	50%	
	Storm Water Drains	Yes	0%	
	Landscaping & Tree Planting	yes	0%	
	Street Lighting	yes	15%	
	Community Buildings	No	N/A	
	Treatment and disposal of sewage and sullage water	yes	25%	
	Solid Waste Management and disposal	yes	0%	
	Water Conservation, Rain water harvesting	yes	0%	
	Energy Management	yes	0%	
	Fire protection and fire safety requirement	Yes	0%	
	Electrical meter room sub-station, receiving station	Yes	5%	
	Entrance Gate and security cabin	Yes	70%	

AAJ Engineers & Consultants Pvt. Ltd.

K. P. Rao
Director

Yours Faithfully,

AAJ Engineers & Consultants Pvt. Ltd.
Nagpur

Agreed and accepted by:
For **EMAAR** DEVELOPERS & BUILDERS
PRIVATE LIMITED

M. Ratan
(Madar Ratan,
Managing Director