M/s. S.B. ASSOCIATES
Consulting Engineer's & Planner
Shop No. 20, First Floor, Shree Ganesh Chamber's
Mehadia Square, Dhantoli, Nagpur - 440 012
Phone : (0712) 2449544, 2454644
E-mail : s.sba2007@rediffmail/gmail.com

NIT LS No. 343, 1492 ¦ NMC LS No. 257, 133

Ref. Date :

FORM-2 [see Regulation 3]
ENGINEER'S CERTIFICATE

Date: 24-07-2017

To
The HBK Infrastructures,
Row House 19,
Harbans Creations,
Opp Isasani Gram Panchayat,
Hingna Tehsil, Nagpur - 440022

Subject: Certificate of Cost Incurred for Development of Radhe Greens for Construction of A & C building(s) of the I Phase situated on the Plot bearing Survey no. 137/2, PSK No 46, P.H. No 35, Mouza – Isasani, Tah – Hingna, District - Nagpur demarcated by its boundaries (latitude and longitude of the end points) 21 21°05'19.4"N to the North 79°00'13.1"E to the East in village Isasani taluka Hingna District Nagpur PIN 440022 admeasuring 13,400 sq.mts. area being developed by HBK Infrastructures

Sir,

We Shri M. D. Keshkar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, fir Building(s) A & C of the First Phase situated on the plot bearing 137/2, PSK No 46, P.H. No 35, Mouza – Isasani, Tah – Hingna, District - Nagpur admeasuring 13400 sq.mts. area being developed by HBK Infrastructures.

1. Following technical professionals are appointed by Promoter :-

(i) M/s S B Associates as L.S. / Architect ;

(ii) Shri M. D. Keskar as Structural Consultant

(iv) M/s S B Associates 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 S B Associates 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 14,86,40,000/- (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 Nagpur Improvement Trust (NIT) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 7,01,00,000 (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 Nagpur Improvement Trust (NIT) (planning Authority) is estimated at Rs 8,70,40,000 (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 bearing Number **A**

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on 24-07-2017 date of Registration is	Rs. 13,50,00,000

2	Cost incurred as on 24-07-2017 (based on the Estimated cost)	Rs. 5,50,00,000
3	Work done in Percentage (as Percentage of the estimated cost)	60 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 8,00,00,000
5	Cost Incurred on Additional /Extra Items as on 24-07-2017 not included in the Estimated Cost (Annexure A)	Rs. 50,00,000

Building bearing Number **C**

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on 24-07-2017 date of Registration is	Rs. 86,40,000
2	Cost incurred as on 24-07-2017 (based on the Estimated cost)	Rs.46,00,000
3	Work done in Percentage (as Percentage of the estimated cost)	60 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 40,40,000
5	Cost Incurred on Additional /Extra Items as on 24-07-2017 not included in the Estimated Cost (Annexure A)	Rs. 12,00,000

TABLE B

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 24-07-2017 date of Registration is	Rs. 50,00,000 /-
2	Cost incurred as on 24-07-2017 (based on the Estimated cost)	Rs. 20,00,000 /-

3	Work done in Percentage (as Percentage of the estimated cost)	40 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 30,00,000/-
5	Cost Incurred on Additional /Extra Items as on 24-07-2017 not included in the Estimated Cost (Annexure A)	Rs. 30,00,000/-

Yours Faithfully

Signature of Engineer

(Licence No.)

NIKHIL BENDE
CIVIL ENGINEER
NIT LS. No: 1492, NMC LS. No.: 133
20,First Floor, Shree Ganesh Chambers,
Mehadia Square, Dhantoli, NAGPUR...

*** 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)

Sr. No	Particulars	Amounts
1	Complete layout temporary compound wall & Fencing	Rs. 20,00,000 /-
2	Borewell – 3 Nos	Rs. 10,00,000 /-
3	Land Leveling and natural slope drains	Rs. 20,00,000/-.
4	Temporary Electric Meter and line charges as on 24-07-2017	Rs. 5,00,000/-
5	Front Layout Entry Gate with security gate	Rs. 10,00,000/-
6	Temporary Storage Godown for contruction material	Rs. 5,00,000/-
7	Rent for site Office, electric bill and maintenance cost	Rs. 4,00,000/-
8	Supervisor, Quality Control Engineer, Securuty Peronnel, Admin Staff Salary	Rs. 18,00,000/-

Yours Faithfully

Signature of Engineer

(Licence No.....)

NIKHIL BENDE

CIVIL ENGINEER

NIT LS. No: 1492, NMC LS. No.: 133

20,First Floor, Shree Ganesh Chambers,

Mahadia Square, Dhantoli, NAGPUR.