

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

Date: 20/07/2017

To
The Raghav Associates
135, Pandey Layout,
Khamla,
Nagpur

Subject: Certificate of Cost Incurred for Development of [Meghdoot Enclave] for Construction of Residential building(s) A-B-C-D Wing(s) of the 2nd Phase (Maha RERA Registration Number)situated on the Plot bearing Khasra No. 10/B / Final Plot no 73 demarcated by its boundaries (latitude and longitude of the end points) Plot No.58 To 65 to the North Khasra Boundary to the South 12.50 Mtrs. Wide Road to the East Plot No.68 To 70 to the West of Division Nagpur village Hudkeshwar taluka & District Nagpur PIN 440034 admeasuring 3780.11 sq.mts. area being developed by M/s Raghav Associates.

Ref: MahaRERA Registration Number _____

Sir,

I/ We Raju B. Kadu have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being Residential Building(s) A-B-C-D Wing(s) of the 2nd Phase situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot no 73 of Division Nagpur village Hudkeshwar taluka & District Nagpur PIN 440034 admeasuring 3780.11 sq.mts. area being developed by [Owner/Promoter]

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

- (i) M / s Syed Mobin Architects as Architect
- (ii) M / s / Shri Satish Raipure as Structural Consultant
- (iii) M/s / Shri Kulkarni Buildcon as MEP Consultant
- (iv) M/s / Shri Satish Raipure as 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 Shri Satish Raipure quantity Surveyor* appointed by Developer, 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. 15,02,50,000/- (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 Municipal Corporation, Nagpur being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 12,54,78,394/- (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, Nagpur (planning Authority) is estimated at Rs. 2,04,02,716/- (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 bearing Number 1 or called A-WING, MEGHDOOT ENCLAVE
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing Excluding Land Cost as on 20/07/2017 date of Registration is	Rs. 2,42,63,370.00
2	Cost incurred as on 20/07/2017 (based on the Estimated cost)	Rs.2,31,42,360.00
3	Work done in Percentage (as Percentage of the estimated cost)	95%



4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional /Extra Items as on 20/07/2017 not included in the Estimated Cost (Annexure A)	NIL

NOTE : A – WING IS COMPLETED IN ALL RESPECT AND APPLIED FOR OCCUPANCY CERTIFICATE.

TABLE A

Building /Wing bearing Number 2 or called B-WING WMEGHDOOT ENCLAVE
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing Excluding Land Cost as on 20/07/2017 date of Registration is	Rs. 3,97,86,960.00
2	Cost incurred as on 20/07/2017 (based on the Estimated cost)	Rs. 3,79,48,740.00
3	Work done in Percentage (as Percentage of the estimated cost)	95%
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional /Extra Items as on 20/07/2017 not included in the Estimated Cost (Annexure A)	NIL

NOTE : B – WING IS COMPLETED IN ALL RESPECT AND APPLIED FOR OCCUPANCY CERTIFICATE.

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TABLE A

Building /Wing bearing Number 3 or called C-WING MEGHDOOT ENCLAVE

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing Excluding Land Cost as on 20/07/2017 date of Registration is	Rs. 3,05,11,020.00
2	Cost incurred as on 20/07/2017 (based on the Estimated cost)	Rs. 2,91,01,360.00
3	Work done in Percentage (as Percentage of the estimated cost)	95%
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional /Extra Items as on 20/07/2017 not included in the Estimated Cost (Annexure A)	NIL

NOTE : C – WING IS COMPLETED IN ALL RESPECT AND APPLIED FOR OCCUPANCY CERTIFICATE.

TABLE A

Building /Wing bearing Number 4 or called D-WING MEGHDOOT ENCLAVE

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing Excluding Land Cost as on 20/07/2017 date of Registration is	Rs.2,76,88,650.00
2	Cost incurred as on 20/07/2017 (based on the Estimated cost)	Rs. 1,12,96,245.00
3	Work done in Percentage (as Percentage of the estimated cost)	41%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,63,92,405.00
5	Cost Incurred on Additional /Extra Items as on 20/07/2017 not included in the Estimated Cost (Annexure A)	NIL



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 building/wing Excluding Land Cost as on 20/07/2017 date of Registration is	Rs. 2,80,00,000.00
2	Cost incurred as on 20/07/2017 (based on the Estimated cost)	Rs.2,39,89,689.00
3	Work done in Percentage (as Percentage of the estimated cost)	85%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.40,10,311.00
5	Cost Incurred on Additional /Extra Items as on 20/07/2017 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully



Signature of Engineer

Mr. Raju B. Kadu B.E. Civil Engineer