AVINASH HAJARE
ARCHITECT AND CONSULTING CIVIL ENGINEER

Plot No. 308, New Subedar Layout, Nagpur - 440024.
NIT LIC No. 2490 Mob. No. 9422146765, 7020789358

Ref. No. Date : .....

Annexure –B

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)

Date- 30/06/2024

To,
M/S TECHOPS INFRASTRUCTURE PVT LTD,
PLOT NO. 11 & 12, AYODHYA NAGAR SAKKARDHARA
NEAR SUDHANSHU HALL, NAGPUR, 440024

Subject – Certificate of Cost Incurred for Development of"(**TECHOPS GARDEN**) - **TECHOPS INFRASTRUCTURE PVT LTD**" having MahaRERA Registration No. **P 50500008242** being developed by **M/STECHOPS INFRASTRUCTURE PVT LTD** , situated At **Plot Bearing Khasara No. 6/1, 6/2, 6/3, 6/4 of Village – Gonhi (sim) , District - Nagpur – Pin – 440023**

Sir,

1. I/We, **ENG. AVINASH HAJARE** have Undertaken Assignment of certifying Estimated Cost for"(**TECHOPS GARDEN**) -**TECHOPS INFRASTRUCTURE PVT LTD**"havingMahaRERA Registration No. **P50500008242** Being Development By **M/S TECHOPS INFRASTRUCTURE PVT LTD.**

2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal& external works of the project as specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the developers and consultants. The schedule of items and quantity required for the entire work as calculated by surveyor * appointed by Developer/Engineer, the assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us to ascertain/ confirm the above analysis given to us.

3. We estimate Total Estimated Cost completion of the aforesaid project under reference as Rs. **116,50,00,000/-**(total of table A and B)at the time of Registration. The estimated Total Cost of project is with reference to the Civil, MEP and Allied works required for the completion of the apartments and proportionate completion of internal & external works,as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the Building(s)/ Wings/ Layout/Plotted Development from the**NIT**being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

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4. The Estimated Cost incurred till date is calculated at **Rs 113,00,00,000/-**Total of (Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials/services used and unit cost of these items.

5. The Balance Cost of Completion of the Civil, MEP and Allied works for the completion of **Rs 3,50,00,000/-** the apartments and proportionate completion of internal & external works as perspecifications mentioned in agreement of sale, of the project is estimated at Rs.(Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate completion of internal & external works as perspecifications mentioned in agreement of sale , of the aforesaid project as completed on the date of this certificate is as given in Table A and B below:

TABLE-A

Building/Wing/Plotted Development bearing Number ____ or called ____

(To be prepared separately for each Building/Wing / Layout/ Plotted Development of the Real EstateProject)

Sr. No.	Particulars	Amount (In Rs)
1	Total Estimated cost of the Building /Wing /Layout/ Plotted Development As on Date of Registration is 15/02/2020	
2	Cost incurred as on (based on the Estimated cost)	
3	Work done in Percentage Except for Wing 'N' (as Percentage of the estimated cost)	
4	Balance Cost to be incurred (Based on Estimated Cost)	
5	Cost Incurred on Additional / Extra Items As on Not included in The Estimated Cost (Table –C)	Rs. ---------0---------/-

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TABLE-B

Internal& External Development Works in Respect of The Registered Phase

Sr. No.	Particulars	Amount (In Rs)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 02/06/2023 date of registration is 18/08/2017	116,50,00,000/-
2	Cost incurred as on 30/06/2024 (based on the Estimated cost)	113,00,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	96.99%
4	Balance Cost to be incurred (Based on Estimated Cost)	3,50,00,000/-
5	Cost incurred on Additional / Extra Items As on _____not included in the Estimated Cost (Table - C)	0

Note: **The Project is 100 % complete except WING N which they plan to construct after 5 to 7 years. Company proposes to surrender the RERA No asap .**

ENG. AVINASH HAJARE
Avinash Hajare
Consulting Civil Engineer
NIT L.S. No. 2490

Agreed and Accepted by:
TECHOPS INFRASTRUCTURE PVT LTD,

TECHOPS INFRASTRUCTURE PVT. LTD. NAGPUR PH-2743434

Mr Jeevan Ghime
Director
Date:30/06/2024

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*Note

1. The scope of work is to complete Registered Real Estate Project as per drawing approved from time to time as per specifications mentioned in agreement of sale.
2. (*) Quality survey can be done by office of Engineer or can be done by an independent Quality Surveyor, Whose certificate or quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by the developer, engineer. In case of independent quantity surveyor being appointed by the 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 (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. 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.
4. All components of work with specifications are indicative and not exhaustive.
5. Please specify if there are any deviations/ 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 (In Rs)
1		
2		

ENG. AVINASH HAJARE
(LICENSE NO –)
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Consulting Civil Engineer
NIT L.S. No. 2490