The Maharashtra Real Estate Regulatory Authority (General) Regulations 2017

**Form-2**

[See Regulation 3]

**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: _____

To

The M/s. Shree Taj Construction & M/s. Matoshree Prabha Builders & Developers.
Plot No. 119, 120 Swaraj Nagar Wathoda Layout Nagpur: 440009
(Name and address of Promoter)

Prabha City.

**Subject: Certificate of Cost Incurred for Development of [Project Name] for Construction of** 40 **No. of Building(s)_____Wing(s) of the** 1st. **Phase [MahaRERA Registration Number] situated on the Plot bearing C.N. No/ CTS No./ Survey No. / Final Plot No .** 1 to 40 **demarcated by its boundaries (latitude and longitude of the end points)** — **to the North** — **to the South** — **to the East** — **To the West Of** East. **Division** Pavangaon **Village** Kamptee **Taluka** Nagpur **District** 441102 **PIN** 4396.83 Sq.mt **admeasuring sq. mts. area being developed by [Promoter's]** (Total Areas of 40 Bunglows)

**Ref: MahaRERA Registration Number**_____

Sir,

I/We Yashwant M. Pochalwar have undertaker assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 40 Bunglows Building (s)/ — / — Wing (s) of the — Phase situated on the plot bearing C.N. No / CTS No. / Survey No. / Final Plot No 1 to 40 of Division East village Pavangaon Taluka Kamptee District Nagpur PIN 441102 admeasuring 4396.83. sq.mts area being developed by [Owner/Promoter's]

1. Following technical professionals are appointed by Owner/Promoter:-
   i. M/s/Shri/Smt YASH ASSOCIATES. as L.S./ Architect;
   ii. M/s/Shri/Smt P.S. Patankar as Structural Consultant;
   iii. M/s/Shri/Smt YASH ASSOCIATES as MEP Consultant;
   iv. M/s/Shri/Smt SATISH NIMJE as Quantity Surveyor;

Pochalwar

YASH ASSOCIATES
Architects - Engineers - Interiors

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 5,85,92671/- quantity Survivor 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_____ (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 _____ being the planning Authority under whose jurisdiction the aforesaid project is being Implemented.

4. The Estimated cost Incurred till date is calculated at RS. _____ (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 _____ (Planning Authority) is estimated at RS_____ (Total of table A and B).

6. I certify 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:

YASH ASSOCIATES
Architects - Engineers - Interiors

**TABLE -A**

**Building/Wing bearing Number _____ or called "PRABHA CITY"**
**(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 as on 14/08/17 Date of registration is | Rs 5,85,92671/- |
| 2 | Cost incurred as on 14/08/2017 (based on the Estimated cost) | Rs 4,68,74137/- |
| 3 | Work done in Percentage (as Percentage of the Estimated cost) | 80 % |
| 4 | Balance Cost to be Incurred (Based on Estimated cost) | Rs 1,17,18534/- |
| 5 | Cost Incurred on Additional/ Extra items as on — not included in the Estimated Cost (Annexure A) | Rs — /- |

**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 14/08/17 date of Registration is | Rs 8,70,83160/- (External Development) 2,84,90489.00 |
| 2 | Cost incurred as on 14/08/17 (based on the Estimated cost) | Rs 5,25,72,294/- |
| 3 | Work done in Percentage (as Percentage of the Estimated cost) | 80 % % |
| 4 | Balance Cost to be Incurred (Based on Estimated cost) | Rs 3,48,33264/- |
| 5 | Cost Incurred on Additional/ Extra items as on — not included in the Estimated Cost (Annexure A) | Rs — /- |

Yours Faithfully

Signature of Engineer
(License No. 1192/00)

YASH ASSOCIATES
Architects - Engineers - Interiors
N.I.T. LIC. No. L-1192/00
M.M.C. LIC. No. L-357104

1.298 The Maharashtra Real Estate Regulatory Authority (General) Regulations 2017

*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 survivor 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 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 an estimated cost any division in quantity required for development of the real estate project will result amendment of the cost inquired / to be inquired.
5. All components of work with specification are indicative and not exhaustive.

**Annexure A**

**List of Extra / additional Items executed with Cost**

**(Which were not part of the original estimated of total cost)**