STUDIO

ARCHITECTS

FORM 2

ENGINEER'S CERTIFICATE

Date: 01/12/2023

PRAFUL N. DESHMUKH
14-A, Shrikrishna Residency,
Khare Town, Dharampeth,
Nagpur, 440010

Subject: Certificate of Cost Incurred for Development of **(VED HEIGHTS)** having MahaRERA Registration No. **P50500014030** being developed by **(PRAFUL N. DESHMUKH)**

Sir,

1. I/We **JITENDRA UGHADE** have undertaken assignment of certifying Estimated Cost for **(VED HEIGHTS)** having MahaRERA Registration No. **P50500014030** being developed by **(PRAFUL N. DESHMUKH)**.

2. We have estimated the cost of Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal and external works of the project as per specifications mentioned in agreement for sale. Our estimated cost calculations are based on the Drawings /plans made available to us for the project under reference by the Developer Consultants. The Schedule of items and quantity for the entire work as calculated by **Jitendra Ughade** Quantity Surveyor* appointed by Developer/Engineer. The assumption of the cost of material, labour and other inputs made by developer. and the site inspection carried out by us to ascertain /Confirm the above analysis given to us.

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3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at Rs 11,63,00,000 /- (Total of Table A & B) at the time of registration. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal and external work, as per specifications mentioned in agreement for sale and for the purpose of obtaining occupation certificate / completion certificate for the building(s)/ wing(s)/ layout / Plotted development from the being the Planning Authority under whose jurisdiction theaforesaid 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 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 completion of the apartments and proportionate completion of internal and external work, as per the specifications mentioned in agreement for sale, of the project is estimated at Rs.1,11,81,000/- (Total of Table A & B).

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

TABLE A

Building / Wing / Layout / Plotted Development bearing Number _____ or called _____

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

S. No.	Particulars	Amounts (In Rupees)
1	Total Estimated cost of the building /Wing/ Layout/ Plotted Development as on date of Registration is	6,97,80,000/-
2	Cost incurred as on date of Certificate	6,62,91,000/-
3	Work done in Percentage (As Percentage of the estimated cost)	95%
4	Balance Cost to be Incurred (Based on Estimated Cost)	34,89,000/-
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost(Table c)	Nil

TABLE B

Internal & External Development Works in Respect of the Registered Phase

S. No.	**Particulars**	Amounts (In Rupees)
	Total Estimated cost of the Internal and External Development Works including amenities anc Facilities in the layout as on date of Registration is	4,65,20,000/-
2	Cost incurred as on date of Certificate	3,72,16,000/-
3	World done in Percentage (As Percentage of the estimated cost)	80%
4	Balance Cost to be Incurred (Based on Estimated Cost)	93,04,000/-
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table- C)	Nil

Yours Faithfully

AR. PRANAV LAKHOTIYA
NMC/R - 498
NIT : 2342

Signature of Architect

License No. (NMC/R-498, NIT :- 2342)

Agreed and accepted by

PRAFUL DESHMUKH & COMPANY

Signature of Promoter

Name: Praful N. Deshmukh

Date:- 01/12/2023

*** Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.
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 shoutd 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 Original Estimate of Total Cost)

Sr. No.	List of Extra/Additional/Deleted Items	Amount (In Rs.)