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: 21/12/2021

To

The M/S BHAVANI LAYOUT

Through Ku. Ankita Kukade, Ishan Kukade and Sangeeta Kukade

Subject: Certificate of Cost Incurred for Development of for Construction of Bhavani Layout for specification of various departments work as per NMRDA Div Office, Hanuman Nagar. L.No. AE1/NMRDA/SOUTH/350 DT. 03/05/2019 on Khasra No. 75/1 Hudkeshwar (Kh) Tah Nagpur Gramin demarcatred by the boundaries Kh. No. 65 to the North Kh. No. 64 to the south Kh. No. 75/1 to the east Kh. No. 66/A to the west of Div. Hudkeshwar (Kh.) Tah Nagpur-Gramin, Dist Nagpur 440034 admeasuring 8100 Sq. Mtrs being developed by M/S Bhavani Layout

Ref: MahaRERA Registration Number P505000021277

Sir,

I, Ar. Rajesh Umekar, Architect Consultant, Planner, Estimator of designer holding NIT L.No. 2456 AND NMC L.NO: NMC/R/466. have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being situated on Kh. No. 75/1 Hudkeshwar, Village Hudkeshwar, Taluka Nagpur Gramin District Nagpur 440034 admeasuring 8900 sq.mts. area being developed by M/S AMBIKA LAYOUT

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

(i) M/s/Shri/Smt Ar Rajesh Umekar as L.S. / Architect ;

(ii) M/s NMRDA Station Road, Nagpur as per L. No. EE1(NMRDA)/DPC/AGREE/232 dt. 08/01/2020 for development agreement

(iii) M/s NMRDA Hanuman Nagar Nagpur as per L. No. AE1/NMRDA/SOUTH/1075 Dt. 10/01/2020 for specific development work

(iv) M/s NMRDA Hanuman Nagar as per L. No. AE/NMRDA/South/351 dt. 8.5.19 for verification of test reports of various material

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 NMRDA as per the development agreement

3. We estimate Total Estimated Cost of completion of the layout project of the aforesaid project under reference as Rs1,58,10,658 (ONE CRORE FIFTY EIGHT LAC TEN THOUSAND SIX HUNDRED AND FITY EIGHT) (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 LAYOUT from NMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 33,39,012 (THIRTY THREE LAC THIRTY NINE THOUSAND AND TWELVE) (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 NMRDA (PLANNING AUTHORITY) is estimated at Rs. 1,24,71,646 (One Crore Twenty Four Lac Seventy Thousand Six hundred and forty six only) (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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 25/5/19 date of Registration is	Rs. 1,08,10,658
2	Cost incurred as on 21/12/2021 (based on the Estimated cost)	Rs 1,69,52,891
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	--NIL--
5	Cost Incurred on Additional /Extra Items as on 21/12/2021 not included in the Estimated Cost (Annexure A)	Rs. 61,42,323

TABLE B

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

Sr. No	Particulars	Amounts (IN RS.)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 2/5/19 date of Registration is	
	DEMARCATION	Rs 94,61,056
	STP	Rs 8,50,000
	CIVIL WORK	Rs 10,00,000
	WATER LINE	Rs 2,70,000
	ELECTRIFICATION WORK	Rs 13,75,894
2	Cost incurred as on 21/12/2021 (based on the Estimated cost)	Rs 1,69,52,891
3	Work done in Percentage (as Percentage of the estimated cost)	100.0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	--NIL--
5	Cost Incurred on Additional /Extra Items as on 8/5/19 not included in the Estimated Cost (Annexure A) AND PAID TO NMRDA	
	(1) Periodical supervision charges being 5% of estimated development cost @ Rs. 106.304 Lac per hector to MHADA	Rs 4,73,053
	(2) Development charges paid to NMRDA	Rs 1,55,750
	(3) Sewage disposal scheme paid to NMRDA	Rs 3,90,231
	(4) Infrastructure cost paid to NMRDA	Rs 21,89,400
	(5) Corridor development charges paid to NMRDA	Rs 8,63,745

Yours Faithfully

AR. RAJESH UMEKAR
B.ARCH., M.TECH.,AIIA
NIT-2456 NMC/R/456
COA No. CA/94/1695

Signature of Engineer

(Licence No.....)

*** 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.