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:

To,
The President,
Imperial Gruh Nirman Sahakari Sanstha Maryadit,
Imperial Heights, Plot No. RH-20, Butibori Industrial Area,
Butibori, Nagpur – 441108

Subject : Certificate of Cost Incurred for Development of "Imperial Heights" for Construction Work of 4 Building(s)/Wing(s) of the IMPERIAL HEIGHTS Phase of the Project [RERA Registration Number] situated on the Plot bearing No. RH-20 demarcated by its boundaries (latitude and longitude of the end points) MIDC Land to the North, MIDC Boundary to the South, Private Land to the East, MIDC Lan to the West of Division Butibori, Nagpur village Kirmiti, Mouza-Rengapar, Taluka Nagpur (Rural) District Nagpur PIN 441108 admeasuring 18553.00 sq. mts. area being developed by Imperial Gruh Nirman Sahakari Sanstha Maryadit.

Ref.: RERA Registration Number _____

Sir,

I/We Mr. Amit Anandrao Ghaiwat, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being **4 Building(s)/Wing(s)** of the **IMPERIAL HEIGHTS** Phase of the Project [RERA Registration Number] situated on the **Plot bearing No. RH-20** demarcated by its boundaries (latitude and longitude of the end points) **MIDC Land to the North, MIDC Boundary to the South, Private Land to the East, MIDC Land to the West** of Division Butibori, Nagpur village Kirmiti, **Mouza-Rengapar**, Taluka Nagpur (Rural) District Nagpur PIN 441108 admeasuring **18553.00 sq. mts.** area being developed by Imperial Gruh Nirman Sahakari Sanstha Maryadit.

1. Following technical professionals are appointed by Owner / Promoters:
   i. M/s / Shri Navin Lanjewar as L.S. / Architect
   ii. M/s / Shri P. Ghuse as Structural Consultant
   iii. M/s / Shri _____ 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 calculation is 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 _____ quantity Surveyor* 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. 17,64,78,000/-. 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 MIDC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred is calculated at Rs. 9,99,80,000/-. The amount of Estimated Cost Incurred is calculated on the bases 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 MIDC (planning Authority) is estimated at Rs. 85,00,000/-.

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 - G

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

Sr No.	Amounts	Particulars
1.	Rs. 3,55,00,000 /-	Total Estimated cost of the building/wing as on 31/08/2017 date of Registration is
2.	Rs. 3,00,00,000 /-	Cost Incurred as on 31/08/2017 (based on the Estimated cost)
3.	85 %	Work done in Percentage (as percentage of the estimated cost)
4.	Rs. 55,00,000 /-	Balance Cost to be Incurred (Based on Estimated Cost)
5.	Rs. NIL	Cost Incurred on Additional / Extra Items as on 31/08/2017 not included in the Estimated Cost (Annexure A)

Building/Wing - H

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

Sr No.	Amounts	Particulars
1.	Rs. 3,55,00,000 /-	Total Estimated cost of the building/wing as on 31/08/2017 date of Registration is
2.	Rs. 3,00,00,000 /-	Cost Incurred as on 31/08/2017 (based on the Estimated cost)
3.	85 %	Work done in Percentage (as percentage of the estimated cost)
4.	Rs. 55,00,000 /-	Balance Cost to be Incurred (Based on Estimated Cost)
5.	Rs. NIL	Cost Incurred on Additional / Extra Items as on 31/08/2017 not included in the Estimated Cost (Annexure A)

Building/Wing - I

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

Sr No.	Amounts	Particulars
1.	Rs. 3,55,00,000 /-	Total Estimated cost of the building/wing as on 31/08/2017 date of Registration is
2.	Rs. 2,50,00,000 /-	Cost Incurred as on 31/08/2017 (based on the Estimated cost)
3.	65 %	Work done in Percentage (as percentage of the estimated cost)
4.	Rs. 1,05,00,000 /-	Balance Cost to be Incurred (Based on Estimated Cost)
5.	Rs. NIL	Cost Incurred on Additional / Extra Items as on 31/08/2017 not included in the Estimated Cost (Annexure A)

Building/Wing - J

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

Sr No.	Amounts	Particulars
1.	Rs. 3,55,00,000 /-	Total Estimated cost of the building/wing as on 31/08/2017 date of Registration is
2.	Rs. 25,00,000 /-	Cost Incurred as on 31/08/2017 (based on the Estimated cost)
3.	7 %	Work done in Percentage (as percentage of the estimated cost)
4.	Rs. 3,30,00,000 /-	Balance Cost to be Incurred (Based on Estimated Cost)
5.	Rs. NIL	Cost Incurred on Additional / Extra Items as on 31/08/2017 not included in the Estimated Cost (Annexure A)

TABLE – B

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

Sr. No.	Amounts	Particulars
1.	Rs. 17,64,78,000 /-	Total Estimated cost of the Internal and External Development Work including amenities and Facilities in the layout as on 31/08/2017 date of Registration is
2.	Rs. 9,99,80,000 /-	Cost Incurred as on 31/08/2017 (based on the Estimated cost)
3.	70 %	Work done in Percentage (as percentage of the estimated cost)
4.	Rs. 7,64,98,000 /-	Balance Cost to be Incurred (Based on Estimated Cost)
5.	Rs. NIL	Cost Incurred on Additional / Extra Items as on 31/08/2017 not included in the Estimated Cost (Annexure A)

Yours faithfully

Signature of Engineer

(Licence No. PWD/0000009594/Feb-2016