

**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: 22/07/17

To

The MEMBERS M/s. RATHI REALTY, THROUGH P.O.A. MR NILESH RATHI B5
GANGA COMPLEX SITABULDI, NAGPUR

Subject: Certificate of Percentage of Completion of Construction work of GARDEN
COURT Building of the Project RERA Registration Number (As this Certificate is issued
for Registration of Ongoing Project) situated on the Plot No.01, Khasra No.47 , PH. No.-
38, Mouza - Beltarodi. Dist - Nagpur., demarcated by its boundaries (latitude and
longitude of the end points) 21°04'17.3"N 79°04'52.7"E of Mouza - Beltarodi taluka
Nagpur District Nagpur admeasuring 5475.35 Sq. Mts. Being developed by M/s. RATHI
REALTY, THROUGH P.O.A. MR NILESH RATHI

Ref: Maha RERA Registration Number _____

Sir,

I Chetan Dhanjode have undertaken assignment of certifying Estimated Cost for the
Subject Real Estate Project proposed to be registered under maharera, being 3
Building(s)/ A ,B,C Wing(s) situated on the Plot No.01, Khasra No.47 , PH. No.-38,
Mouza - Beltarodi. Dist - Nagpur. Admeasuring 5475.35 sq.mts. Area being developed
by M/s. RATHI REALTY, THROUGH P.O.A. MR NILESH RATHI

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

- (i) Shri Milind H. Nadiyana as LS Architect.
- (ii) Shri Vijendra Pundlikrao Kalambe as Structural Consultant.
- (iii) M/s /Shri / Smt Chetan Dhanjode 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 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

_____ 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 19, 95, 42,710/- (Total of wing A wing B and wing c, common amenity). 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 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. 5,97,17,666/- (Total of wing A wing B and wing c ,common amenity). 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 Rs13,98,25,044/-(Total of wing A wing B and wing c, common amenity).
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
A Wing

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs.7,82,61,661/-
2	Cost incurred as on <u>22/07/17</u> (based on the Estimated cost)	Rs. 2,85,15,235/-
3	Work done in Percentage (as Percentage of the estimated cost)	36.43 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,97,46,426/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. 0

B Wing

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs.6,08,19,941/-
2	Cost incurred as on <u>22/07/17</u> (based on the Estimated cost)	Rs. 0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6,08,19,941/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. 0

C WING

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs.5,07,87,143/-
2	Cost incurred as on <u>22/07/17</u> (based on the Estimated cost)	Rs. 3,12,02,431/-
3	Work done in Percentage (as Percentage of the estimated cost)	61.43 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,95,84,712/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. 0

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 _____ date of Registration is	Rs. 19,95,42,710 /-
2	Cost incurred as on <u>22/03/17</u> (based on the Estimated cost)	Rs. 5,97,17,666 /-
3	Work done in Percentage (as Percentage of the estimated cost)	29.92 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 13,98,25,044/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. 0 /-

Yours Faithfully



CHETAN S. DHANJODE
DCE, BE (CIVIL)

Signature of Engineer

NMC LS. No. 2121

NMC LS. No. 457

(Licence No. ~~819~~, Trimurti Nagar,
Old Bhandara Road, Nagpur-8

* 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 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 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 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.

5. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

SANDEEP SHASTRI AND ASSOCIATES
ADVOCATES & LEGAL CONSULTANTS (FOR TRANSFER OF PROPERTY)