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) For Quarter ended on 30th September, 2019

Date: 12th October 2019

To
Badjate Real Estate Pvt. Ltd.
Shop no.01 & 02
Medical Square

Subject: Certificate of Cost Incurred for Development of "City center-2" [Maha RERA No. P50500003869] for the Construction of One commercial Building of the M/s Badjate Real Estate Pvt. Ltd. situated on the Plot No. X-102/2 admeasuring about 6,144 sq. mtrs., of Mouza Rengapar, within the limits of Nagpur Municipal Corporation & Nagpur Improvement Trust, Butibori, MIDC, Tahsil & District – Nagpur demarcated by its boundaries as below, being developed by M/s Badjate Real Estate Pvt. Ltd.

Demarcated by its boundaries (latitude and longitude of the end points)

On the East: Plot no. X-102/3
On the West: Plot no. X-102/1
On the North: Road
On the South: Plot no. X-102/4

Sir,

I / We have undertaken assignment as certifying Estimated Cost for the subject Real Estate Project named City center-2 registered under Maha RERA, situated on the Plot No. X-102/2 admeasuring about 6,144 sq. mtrs., of Mouza Rengapar, within the limits of Nagpur Municipal Corporation & Nagpur Improvement Trust, Butibori, MIDC, Tahsil & District – Nagpur demarcated by its boundaries as below, being developed by M/s Badjate Real Estate Pvt. Ltd.

On the East: Plot no. X-102/3
On the West: Plot no. X-102/1
On the North: Road
On the South: Plot no. X-102/4

1. Following technical professionals are appointed by Owner/Promoter:- (as applicable)

(i) Shri Bhavik. M. Jain as L.S. / Architect

(ii) M/s. P. T. Mase & Associates as Structural Consultant

(iii) Shri Anil Sakhare as a Site Supervisor.

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 ....., 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 22,00,00,000 (Total of Table A & 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. 4,44,48,200 (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 Nagpur improvement Trust (Planning Authority) is estimated at Rs 17,55,51,800 (Total of Table A & 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

Building/Wing bearing Number 01 or called City center-2
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 30.09.2019 date of Registration is	19,80,00,000.00
2	Cost incurred as on 30.09.2019	4,44,48,200.00
3	Work done in Percentage (as Percentage of the estimated cost)	22.45%
4	Balance Cost to be Incurred (Based on Estimated Cost)	15,35,51,800.00
5	Cost Incurred on Additional/Extra Items as on 30.09.2019 not included in the Estimated Cost (Table –C)	0.00

Table - B

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

Sr. No	Common areas and Facilities Amenities	Amount (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30th September 2019 is	2,20,00,000.00
2	Cost incurred as on 30th September, 2019 [based on estimated cost]	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	2,20,00,000.00

5	Cost Incurred on Additional/Extra Items as on 30th September, 2019 not included in the Estimated Cost (Table –C)	0.00

Yours Faithfully,

Bhavik gain

Signature of the Engineer

Bhavik M. Jain

(License No CA/2017/82531.)

BHAVIK M. JAIN
CA / 2017 / 82531

Table – C [NIL]

List of Extra/Additional Items executed with Cost

(Which were not part of the original Estimate of Total Cost)

Sr. No.	Items	Cost
1	<Item 1>	
2	<Insert items here>	