



Municipal Council Katol Dist-Nagpur

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No-MCK/PWD/PMAY/309/ 2025

Date :- 25/04/2025

Annexure - B

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 Bank Account)

For the Quarter January to March 2025

Date: 31/03/2025

To,
P.M. A.Y. Municipal Council Katol,
Chief Officer Mr. Dhananjay Rajaram Borikar,
Tashil - Katol,
District Nagpur - 441302

Subject: Certificate of Cost Incurred for Development of P.M.A.Y. SCHEME TOWER A1 42 EWS DWELLING UNIT CITY SURVEY 806 TAH KATOL DISTT NAGPUR A.H.P with Survey No 806, Taluka - Katol and Distt Nagpur bearing RERA Registration Number P50500050129 for residential purpose having Survey No 806, Taluka - Katol and Distt Nagpur being developed by P.M.A.Y. Municipal Council Katol, Through Chief Officer Mr. Dhananjay Rajaram Borikar

Sir,

- 1 I/We, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being-1 Building(s)/ Wing(s) of the First Phase situated having Survey No 806, Taluka - Katol and Distt Nagpur admeasuring 9,900 sq.mts. area being developed by M/s. P.M.A.Y. Municipal Council Katol, Through Chief Officer Mr. Dhananjay Rajaram Borikar
- 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 Er. Ritesh Shrinagre, Municipal Engineer quantity Surveyor* appointed by Municipal Council Katol, 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 aforesaid Project mentioned under reference at ₹ 33,401,398.00 (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 to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from Municipal Council Katol which is authority under UDPCR Project Approving Authority under whose jurisdiction the aforesaid project is being implemented

4 The Estimated Cost incurred till date is calculates to ₹ 29,100,939.00 (Total of Table A & B).
The Amount of Estimated Cost Incurred is calculated on the basis of input materials / services used & unit cost of these items.

5 The Balance Cost of completion of the Civil, MEP & Allied Works for completion of Apartments & proportionate completion of internal & external works, as per specifications mentioned in Agreement of Sale, of the aforesaid project is estimated at ₹ 4,300,459.00 (Total of Table A & B).

6 I Certify that the cost of Civil, MEP & Allied Work for apartments & proportionate internal & external works, as per the specifications mentioned in Agreement of Sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A & B below:

TABLE - A

Building / Wing / Layout / Plotted Development bearing Number P50500050129 or called Layout Plan or called P.M.A.Y. Scheme Tower A1 42 EWS dwelling unit City Survey 806 Tah katol Distt Nagpur A.H.P with Survey No 806, Taluka - Katol and Distt Nagpur (to be prepared separately of each Building / Wing / Layout / Plotted Development of the Real Estate Project)

S. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of Building / Wing / Layout / Plotted Development as on date of Registration is	₹ 33,401,398.00
2	Cost incurred as on date of Certificate	₹ 29,100,939.00
3	Work Done in Percentage (as Percentage of Estimated Cost)	87.12%
4	Balance Cost to be incurred ** ((based on Estimated Cost)	₹ 4,300,459.00
5	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	

TABLE - B

Internal & External Development Works in respect of Registered Phase

S. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of Internal & External Development Works including amenities & facilities in the Layout as on date	
2	Cost incurred as on date of Certificate	
3	Work Done in Percentage	
4	Balance Cost to be incurred	
5	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	

Note : This table is not applicable since we are into Building Construction

Yours faithfully

[Signature]
Civil Engineer
P.M.A.Y. Section
Local Authority License Number (if applicable)

Agreed & Accepted by:

[Signature]
Chief Officer
Signature of Promoter
P.M.A.Y. Municipal Council Katol
Chief Officer Mr. Dhananjay Rajaram Borikar,
Date: 31/03/2025



Note:

1.The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time as per specifications mentioned in the Agreement to Sale.

2.(*) Quantity Survey can be done by the office of Engineer or can be done by an independent Quantity Surveyor, who's Certificate of Quantity Calculated, can be relied up on by Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) & in case quantity are being calculated by office of Engineer, the name of person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).

3.(**) Balance Cost to be incurred (4) may vary from difference between Total Estimated Cost (1) & actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an Estimated Cost any deviation quantity required for the Development of Real Estate Project will result in an amendment of the cost incurred / to be incurred.

4.All components of work with specifications are indicative & not exhaustive

5.Please specify if there are any deviations / qualifications. Example: Any deviation in input material used from specifications in Agreement of Sale

TABLE – C

List of Extra / Additional / Deleted Items considered in the Cost
(Which were not parts of the original Estimate of Total Cost)

S. No.	List of Extra / Additional / Deleted Items	Amount (in Rs.)
1	NIL	
2		