WRUSHALI PUNWATKAR
CIVIL ENGINEER

Plot No.490,Ashirwad Nagar, Nagpur – 440024.
M. No. 9588414335, Mail: wrushalipunwatkar@gmail.com

FORM-2 [see Regulation 3]
ENGINEER'S CERTIFICATE

Date:18.04.2024

To
M/S. M.KULKARNI BUILDERS and INFRASTRUCTURE PVT.LTD
168, CHHATRAPATI NAGAR, NAGPUR,

Subject: Certificate of Percentage of Completion of Construction Work of MK- ALTAMOUNT APARTMENTS No. of Building(s)/-ONE Wing(s) of the ONE Phase of the Project [P50500051101-MahaRERA Registration Number] situate on the Plot bearing 903B, KH. NO. 45, CTS. NO. 124, SHEET NO. (25)19-11, HOUSE NO. 350/A/8, MZ-.LENDRA, KHARE TOWN and P. NO. 393/A, KH. NO. 172, CTS NO 123/2, SHEET NO. 25/19, NMC HOUSE NO. 349, MZ. LENDRA, KHARE TOWN, NAGPUR, demarcated by its to the North-P. NO. 903A, to the South -P. NO. 21to the East- CONSERVANCY LANE to the West- 9.00 M WIDE ROAD of Division- KHARE TOWN, village – DHARAMPETH,Taluka/Tehsil - NAGPUR District – NAGPURPIN- 440010 ,admeasuring 1023.31 Sq.Mtrs. area being developed by [Promoter's Name- M/S. M.KULKARNI BUILDERS and INFRASTRUCTURE PVT.LTD.]

Sir,

I WRUSHALI PUNWATKAR have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha-RERA- P50500051101, being ONE Building(s)/ ONE Wing(s) of the ONE Phase situated on the plot bearing 903B, KH. NO. 45, CTS. NO. 124, SHEET NO. (25)19-11, HOUSE NO. 350/A/8, MZ-LENDRA, KHARE TOWN and P. NO. 393/A, KH. NO. 172, CTS NO 123/2, SHEET NO. 25/19, NMC HOUSE NO. 349, MZ. LENDRA, KHARE TOWN, NAGPUR of Division – KHARE TOWN village DHARAMPETH, Taluka/Tehsil NAGPUR District NAGPUR. PIN-440010 admeasuring- 1023.31 sq. mtrs. Area being developed by [Promoter's Name- M/S.M.KULKARNI BUILDERS and INFRASTRUCTURE PVT.LTD.

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

(i) M/s/Shri/Smt-ABHIJIT AMBADAS ASOLKAR as L.S. / Architect ;

(ii) M/s /Shri / Smt– PRASHANT Y GHUSHE as Structural Consultant;

(iii) M/s /Shri / Smt _____ as MEP Consultant;

(iv) M/s /Shri / Smt _____as Quantity Surveyor.

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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 - MYSELF_____ 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 83307133.00 (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 building(s) from theNMC, NAGPUR, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 23000000.00(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 NMC, NAGPUR, (planning Authority) is estimated at Rs-65807133.00(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

Building /Wing bearing Number-ONE or called – MK- ALTAMOUNT APARTMENTS
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 18.04.2024 date of Registration is	Rs 83307133.00.
2	Cost incurred as on 12.02.2024 (based on the Estimated cost)	Rs.26000000.00
3	Work done in Percentage (as Percentage of the estimated cost)	31.20 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.57307133.00
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. 00.00

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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. 83307133.00 /-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs.26000000.00/-
3	Work done in Percentage (as Percentage of the estimated cost)	31.20 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 57,307133.00/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. 00.00/-

Yours Faithfully
Signature of Engineer

W P Punwatkar
Wrushali Punwatkar

*** 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)

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