

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: 13th Feb 2023

To

JD BUILDCON PVT. LTD.,

SHIVAJI NAGAR,

NAGPUR

Subject: Certificate of Cost Incurred for Development of "KANCHAN TRISHNA" for Construction of MULTISTORIED building situated on the Plot No.T-4, Thak No. CTS NO 151, Mouza: AJNI, Sheet No. 84/34, Ward No. 5, Laxmi Nagar; Dist. Nagpur, demarcated by its boundaries to the East; PLOT NO 3 IN BLOCK T, to the West; PLOT NO 5 IN BLOCK T, to the North; Plot No.11 IN BLOCK T, to the South; 12 Mtrs Road; Division: Nagpur, District: Nagpur, Pin 440022 admeasuring 743.218 sq.mts. area being developed by JD BUILDCON PVT. LTD.

Sir,

I Harish Mate have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being Multistoried residential Building named "KANCHAN TRISHNA" situated on the plot of the plot No.T-4, Mouza: AJNI, C.T.S. No.151, Sheet No. 84/34, Ward No.05, Laxmi Nagar; Dist. Nagpur. PIN 440022 admeasuring 743.218 sq mtrs. Area being developed by JD BUILDCON PVT. LTD.

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

- (i) Shri. Prashant Satpute as Architect;
- (ii) Shri. P.S. Patankar as Structural Consultant
- (iii) MEP Consultant – Not Application
- (iv) Shri. Shridhar Karve as Quantity Surveyor

2. We have estimated the cost of the completion to obtain Occupation 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 Shridhar Karve 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. 5,11,87,313/-. 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 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. 1,56,67,313/-. 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 from Nagpur Municipal Corporation (planning Authority) is estimated at Rs. 3,55,20,000/-
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 Name "PEARL"

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on <u>13TH FEB 2023</u> date of Registration is	Rs. 5,11,87,313/-
2	Cost incurred as on <u>13TH FEB 2023</u> (based on the Estimated cost)	Rs. 1,56,67,313/-
3	Work done in Percentage (as Percentage of the estimated cost)	30.60%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,55,20,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL/-

Yours Faithfully

[Signature]
Signature of Engineer