KAILASH DESHMUKH

CONSULTING ENGINEER

ADDRESS : 60, SHANTI NIKETAN COLONY, KHAMLA ROAD, NAGPUR.

Mob. No. 9970011493 Email : kiran2desh@yahoo.co.in

FORM- 2 (see Regulation 3)

ENGINEER'SCERTIFICATE

Date:31ST March 2025
To

JD BUILDCON PVT. LTD.,

SHIVAJI NAGAR,

NAGPUR

Subject: Certificate of Cost Incurred for Development of "KANCHAN-TRISHNA" for Construction of MULTISTORIED building named " KANCHAN-TRISHNA" situated at Plot No. T-4, Kh. Nos. 26/1 and 26/2 of Mouza - AJNI, P.S.K. 9, bearing City Survey No. 151 and Sheet No. 84/34 of Mouza - AJNI, situate at Scientific Society, Laxminagar, Nagpuradmeasuring 743.218sq.mts. area being developed by JD BUILDCON PVT. LTD. For Quarter 1 (from 01.10.2024 to 31.12.2024)

Ref: RERA Registration Number P50500050391

Sir,

I KAILASH DESHMUKH have under taken 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 No. T-4, Kh. Nos. 26/1 and 26/2 of Mouza - AJNI, P.S.K. 9, bearing City Survey No. 151 and Sheet No. 84/34 of Mouza - AJNI, situate at Scientific Society, Laxminagar, Nagpur admeasuring 743.218sq 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) MEPConsultant – Not Application
   - (iv) Shri. Vicky Barapatre 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 Aditya Jot 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.4,50,00,000/-. 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.3,71,61,693/- The amount to 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.78,38,307/-

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
BuildingName "KANCHAN-TRISHNA"

(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 20TH FEB 2023 date of Registration is	Rs.4,50,00,000/-
2	Cost incurred as on 31ST MARCH 2025 (based on the Estimated cost)	Rs.3,71,61,639/-
3	Work done in Percentage (as Percentage of the estimated cost)	84%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.78,38,307/-
5	Cost Incurred on Additional /Extra Items as on_____not included in the Estimated Cost (AnnexureA)	Rs. NIL/-

Yours Faithfully

Signature of Engineer

(K.S.Aeshwara)