MR. DEVAANG M. KOTHARY
(B.E. CIVIL)

BEHIND CITY POST OFFICE, ITWARI, NAGPUR – 440002
M: 9370965151

- NMNMO/R/2021/APL/01119
- N.I.T.L.S. NO. 1803
- CAT.I/343/2023-24
- IOV- A-31454

Form 2
ENGINEER'S CERTIFICATE
(To be submitted at the time of Registration)

Date: 03/04/2024

To,
Mittal Infraventures Pvt Ltd
Mittal Villa,222, East Wardhaman Nagar
Nagpur

Subject: Certificate of Cost Incurred for Development of Atlantis located at CTS No 202 Mauza – Hajaripahad, Nagpur – 440007 having MAHARERA Reg No. P50500054525 being developed by Mittal Infraventures Pvt Ltd

Sir,

1. I/ We Devaang Madhusudan Kothary have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project proposed to MAHARERA Reg.No P50500054525 being developed by Mittal Infraventures Pvt Ltd

2. We have estimated the cost of the Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal and external works of the project as per specification mentioned in agreement of sale. Our estimated cost calculations are based on the Drawings / Plans made available to us for the project under reference by the Developer / Consultants and the Schedule of items and quantity for the entire work as calculated by Devaang Madhusudan Kothary quantity Surveyor appointed by Developer/ Engineer, and the assumption of the cost material, labor and other inputs made by developers, and the site inspection carried out by us to ascertain / confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at INR 60,00,00,000 (Total of Table A and B). at the time of registration. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of apartments and proportionate completion of internal and external works, as per specification mentioned in agreement to sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s) ATLANTIS Wing(s) CORAL from the Nagpur Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at INR 23,50,00,000 (Total

of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials / services used and unit Cost of this items.

5. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartment and proportionate completion of internal and external works, as per specification mentioned in agreement to sale of the project is estimated at INR 36,50,00,000 (Total of Table A and B)

6. I Certify that the cost of the Civil / MEP / Allied Work for the apartment and proportionate completion of internal and external works, as per specifications mentioned in agreement to sale of the project is estimated aforesaid project as the completed on the date of this certificate is as given in Table A and B below.

Table A
Building / Wing bearing Name CORAL in Project Atlantis

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of Building / Wing As On Date of Registration is	60,00,00,000 INR
2.	Cost Incurred As On _____ (Based on Estimated cost)	23,50,00,000 INR
3.	Work Done in Percentage (As Percentage Of Estimated Cost)	39.17%
4.	Balance Cost To Be Incurred (Based on Estimated Cost)**	36,50,00,000 INR
5.	Cost Incurred In Additional / Extra Item not included in the Estimated Cost (Table – C)	NA

Table B
Internal & External Development Works in Respect of the registered phase

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	15,00,00,000 INR
2.	Cost Incurred As On Date of certificate	NA
3.	Work Done In Percentage (As Percentage Of Estimated Cost)	NA
4.	Balance Cost To Be Incurred (Based on Estimated Cost)	15,00,00,000 INR
5.	Cost Incurred In Additional / Extra Item not included in the Estimated Cost (Table – C)	NA

Yours Faithfully,

Signature of Engineer

DEVAANG M. KOTHARY
(BE CIVIL)
CONSULTANT ENGINEER
NMN MO/R/2021/APL/01119
N.I.T. L.S. No. 1803
CAT. 1/343/23-24

Note:

1. The scope of work is to complete Registered Real Estate Project as per

   drawings approved from time to time and as per specifications mentioned in agreement of sale.

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. (**) Balance Cost to be incurred (4) may vary from Difference between

   Total estimated cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this 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.

4. All the components of work with specifications are indicative and 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 Items executed with Cost
(Which were not parts of the original estimate of Total Cost)

Sr. No.	List of Extra/ Additional/ Deleted Items	Amount (In Rs.)
1.	NA	NA

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