

PRAKASH SATGHARE & ASSOCIATES

NIT LIC No. 2590

302, Sai Anand Apartment, Beltarodi , Nagpur - 27

Date :

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: 08/02/2024

To,

M/s Nupur Constructions

Plot No 40, Deo Nagar Khamla Road, Nagpur

Subject : Certificate of Cost incurred for Development of "Bharat Residency " for construction of one residential building of the M/s Nupur Constructions situated on Plot No 77, 77A & 78, Jai Krupa Nirman Sakhari Sanstha Ltd Hazari Pahad, P. H. No 7, bearing City Survey No 23, 24, Sheet No 178 and Ward No 68, demarcated by its boundaries as below, Taluka & District : Nagpur, Maharashtra, Pin 440007, admeasuring 960.322 Sqmt. Area being developed by M/s Nupur Constructions.

Demarcated By its boundaries (Longitude & Latitude of the end points)

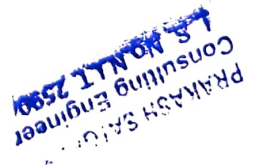
On the EAST : Open Space

On the WEST : Plot No 79

On the NORTH : Road

On the SOUTH : Open Space


PRAKASH SATGHARE
Consulting Engineer
L.S. No.N.L.T. 2590


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Consulting Engineer
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Ref : MahaRERA Registration Number

I/We have undertaken assignment of certifying Estimated cost for the subject Real Estate named "Bharat Residency" for the construction of One Residential Building of the M/s Nupur Constructions situated on Plot No 77, 77A & 78, Jai Krupa Nirman Sakhari Sanstha Ltd Hazari Pahad, P. H. No 7, bearing City Survey No 23, 24, Sheet No 178 and Ward No 68, demarcated by its boundaries as below, Taluka & District : Nagpur, Maharashtra, Pin 440007, admeasuring 960.322 Sqmt. Area being developed by M/s Nupur Constructions.

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1. Following Technical Professionals are appointed by Owner/Promoter

- (i) Shri Prakash Satghare as L.S Architect
- (ii) Shri Prakash Satghare as Structural Engineer
- (iii) Shri Kailash Verma as Site Supervisor

2. We have estimated the cost of Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications 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. The schedule of items and quantity required for the entire work as calculated by us, and the assumption of the cost of material, labour and other inputs made by the developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at Rs 6,10,00,000.00 (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 the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the Buildings 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. 0.00 (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 these items.

5. The balance cost of completion of the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale, of the Project is estimated at Rs. 6,10,00,000.00 (Total of Table A and B)


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6. I certify that the cost of the Civil, MEP and allied works for the apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale, of 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 1** or called **Bharat Residency**

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

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the buildings/wings as on date of Registration is	5,05,60,000.00
2.	Cost incurred as on date of certificate	-
3.	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	5,05,60,000.00
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	-

TABLE B

Internal & External Development works in respect of 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	1,04,40,000.00
2.	Cost incurred as on date of certificate	0.00
3.	Work done in Percentage (as Percentage of the	0.00%


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3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred** (Based on Estimated Cost)	1,04,40,000.00
5	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	0.00

Yours faithfully,

Name : Prakash Satghare

Local Authority License No. 2590

Agreed and Accepted by:

FOR NUPUR CONSTRUCTION

Signature of Promoter

Name: Mr. Monish Bahal

Date: 08/02/2024

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.

(*) 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


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