Er. Dhawal Harshe
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9158855005
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DIVINE PROJECTS
Architects. Engineers. Contractors.

DP1396

FORM-2
(See Regulation 3)
ENGINRER'S CERTIFICATE
For the period ended on 30th June, 2024

Date: 02-12-2024

To
Mrs. PREETI ASHISH GANJARE
PRISHA REALTORS,
DHANTOLI, NAGPUR

Subject: Certificate of Cost Incurred for Development of **"NARAYANA SPACES" having MAHARERA Registration Number "P50500076785" Situated on The Land Bearing Kh.No. 106, P.H.NO. 74, Mouza – Waranga , Tah. – Nagpur (G), Dist. Nagpur,** being developed by **PRISHA REALTORS (Proprietor Mrs Preeti A. Ganjare)**

Sir,

I **Dhawal S. Harshe, Consulting Engineer** have undertaken assignment of certifying estimated cost for **""NARAYANA SPACES" having MAHARERA Registration Number "P50500076785"** being developed by **PRISHA REALTORS (Proprietor Mrs Preeti A. Ganjare)**

2. We have estimated the cost CIVIL, MEP and other 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 Developers/ Consultants. The schedule of items and quantity required for the entire work as calculated by 01 Quantity Surveyor* appointed by the Developer/ Engineer, and the assumption of the cost of material labour 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 as Rs. **80,00,000/-** (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 the apartments and proportionate completion of internal and external works, as per specification mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the Building (s)/Wings (s)/Layout/ Plotted Development from the **Nagpur Metropolitan Region Development Authority** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

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Flat. No. 201, Plot No. 39, Gayatri Niwas, Siddharth Nagar,
Back side of Chintamani bar, Manewada Ring Road, Nagpur-24.

4. The Estimated Cost Incurred till date is calculated at **Rs 20,00,000/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input material/services used and unit cost of these items.

5. The Balance Cost of Completion of the Civil, MEP, and Allied works for completion of the apartments and proportionate completion of internal and external works, as per specification mentioned in agreement of sale of the Project is estimated at **Rs 60,00,000/-** (Total of Table A and B).

6. Certify that the cost of Civil, MEP and allied work for the apartments proportionate internal and external works, as per specification mentioned in agreement of sale of the aforesaid Project as completed on the date of his certificate is as given in Table A & B below:

TABLE – A (Not Applicable)

Building / Wing / Layout / Plotted Development bearing Number _____ or called _____ (to be prepared separately of each Building / Wing / Layout / Plotted Development of the Real Estate Project)

S.No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Building / Wing / Layout / Plotted Development as on date of Registration is	NA
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)	NA
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	

TABLE – B

Internal & External Development Works in respect of Registered Phase

SR. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Internal & External Development Works including amenities & facilities in the Layout as on date of Registration is	RS. 80,00,000.00 /-
2.	Cost incurred as on date of Certificate	RS. 20,00,000.00 /-
3.	Work Done in Percentage (as Percentage of Estimated Cost)	25.00%
4.	Balance Cost to be incurred ** (based on Estimated Cost)	RS. 60,00,000.00 /-
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	0.00

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Yours Faithfully
License Engineer/ ~~Architect~~ Name: - SHRI. DHAWAL S. HARSHE
(N.M.R.D.A. License No- 61)
(N.I.T. License No- 3000)

Signature Of Promoter

Name - Proprietor Mrs Preeti A. Ganjare

Date – 02-12-2024

Agreed & accepted by:

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time as per specifications mentioned in the Agreement to Sale.

2. (*) Quantity Survey can be done by the office of Engineer or can be done by an independent Quantity Surveyor, who's Certificate of Quantity Calculated, can be relied up on by Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) & in case quantity are being calculated by office of Engineer, the name of 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) & actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an Estimated Cost any deviation quantity required for the Development of Real Estate Project will result in an amendment of the cost incurred / to be incurred.

4. All components of work with specifications are indicative & 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/Deleted Items considered in Cost (which were not part of the Original Estimate of Total Cost)

S. No.	List of Extra / Additional / Deleted Items	Amount (in Rs.)
1.		
2.		

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