The Maharashtra Real Estate Regulatory Authority (General) Regulations 2017

Form-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

Date: 03/09/2020

To

Mr. Manohar Marotrao Urkude,
Jani Ward , Bramhapuri - 441206,
District - Chandrapur

Subject: Certificate of Cost Incurred for Development of **"Urkude Nagari - 2"** for Construction of No. of Building(s)\ --- Wing(s) of the Single Phase [MAHA RERA Number] situated on the Plot bearing Survey No.122/2, Mouza Delanwadi Bramhapuri, Tahsil Bramhapuri, District Chandrapur demarcated by its boundaries (latitude and longitude of the end points) **Agriculture Land of Survey No 122/1** to the North, **Agriculture Land of Survey No 122/3** to the South, **Agriculture Land of Survey No 118 & 119** to the East, **Agriculture Land of Survey No 123 & 127** to the West, of Division - Nagpur, Taluka – Bramhapuri, District – Chandrapur, PIN 441206 admeasuring 9800 Sq.Mts. area being developed by **Mr Manohar Marotrao Urkude.**

Ref: MahaRERA Registration Number [ ]]

Sir,

I/We , Shri _Mr. **Roshan Naktode** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under MahaRERA, being **No. of Building(s)\ --- Wing(s) of the Single Phase** situated on the **Survey No.122/2** of Division - **Nagpur,** Taluka – **Bramhapuri,** District – **Chandrapur**, PIN **441206** admeasuring **9800** Sq.Mts. area being Developed by **Mr Manohar Marotrao Urkude.**

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

(i) Shri Mr. **Roshan Naktode** as L.S.

(ii) Shri _Mr. **Roshan Naktode** as StructuralConsultant;

(iii) Shri _Mr. **Roshan Naktode** as MEP Consultant;

(iV) M/s Roshan & Associates as Site Supervisor

1. We have estimated the cost of the completion to obtain Occupation certificate Completion 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 **"Roshan & Associates"** quantity Survivor appointed by Developer/Engineer, and the assumption of the cost of material labor and other inputs made by developer, and the site inspection carried out by us.

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 63,22,890 (Rupees Sixty three lacs twenty two thousand eight hundered & ninety only only)** (Total of Table A and B). 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/ completion certificate for the building(s) from the **Bramhapuri Nagar Parishad** being the planning Authority under whose jurisdiction the aforesaid project is being Implemented.

3. The Estimated cost Incurred till date is calculated at **Rs.NIL (Rupees NIL only)** (Total of table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

4. The balance cost of Completion of the civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/ completion Certificate from **Bramhapuri Nagar Parishad** (Planning Authority) is estimated at **Rs. 63,22,890 (Rupees Sixty three lacs twenty two thousand eight hundered & ninety only only)** (Total of table A and B).

5. I certify 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/Wing bearing Number or called - **Not Applicable for Layout Plot Project**
(to be prepared separately for each Building/Wing of the real Estate project)

Sr. No	Particulars	Amounts
1	Total Estimated Cost of the Building/Wing as on date of registration is applied	Rs. ...../-
2	Cost incurred as on 02/09/20 (based on the Estimated cost)	Rs. ...../-
3	Work done in Percentage (as Percentage of the Estimated cost)	.....%
4	Balance Cost to be Incurred (Based on Estimated cost)	Rs. ...../-
5	Cost Incurred on Additional/ Extra items as on 02/09/20 not included in the Estimated Cost (Annexure A)	Rs Nil/-

TABLE-B

(to be prepared for the entire registered phase of the Real Estate project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 02/09/2020 date of Registration is	Rs 63,22,890.00
2	Cost incurred as on 02/09/2020 (based on the Estimated cost)	Rs Nil/
3	Work done in Percentage (as Percentage of the Estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated cost)	Rs 63,22,890.00
5	Cost Incurred on Additional/ Extra items as on 02/09/2020 not included in the Estimated Cost (Annexure A)	Rs Nil/

Yours Faithfully,

Er. Roshan Naktode
Civil Engineer
Brambapuri
Reg. No. P.W.D.-56-1/2014

Signature of Engineer
(License No.5547/2014)

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*Note

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate/ Completion Certificate.
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 survivor 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 the office of engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material equipment and machinery required to carry out entire work.
4. As this an estimated cost any division in quantity required for development of the real estate project will result amendment of the cost inquired / to be inquired.
5. All components of work with specification are indicative and not exhaustive.

Annexure A

List of Extra / additional Items executed with Cost

(Which were not part of the original estimated of total cost)