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The Maharashtra Real Estate Regulatory Authority (General) Regulations 2017

**Form-2**

[See Regulation 3]

**ENGINEER'S CERTIFICATE**

Date:

27/11/2019

To,

Shri Mahendra Shrawan Bokade, Shri Shankar Shrawan Bokade,  
Shri Sanjay Shrawan Bokade, Shri Pramod Shrawan Bokade,  
Sau Sindhutai Zamuvant Kohade, Sau Pramila Ashok Nandanwar,  
Sau Manda Manohar Nimje, Smt Girajabai Shrawan Bokade.  
Renuka Mata Chowk, Gujri Ward, Bramhapuri - 441206,  
District - Chandrapur

**Subject:** Certificate of Cost Incurred for Development of "**Bokade Layout**" for Construction of No. of Building(s) \ — Wing(s) of the Single Phase [MAHA RERA Number ] situated on the land bearing Survey No. **447/1**, Mauza - **Bramhapuri**, Tahsil - **Bramhapuri**, District - **Chandrapur** demarcated by its boundaries (latitude and longitude of the end points) **Layout of Shri Nandu Pise to the North, Boundary of Dlanwadi-Bramhapuri to the South, Layout of Shri Nandu Pise and Wairkar to the East, Layout of Tushar Raut to the West**, of Division - Nagpur, Taluka - Bramhapuri, District - Chandrapur, PIN 441206 admeasuring **12,100 Sq.Mts.** area being developed by **Shri Mahendra Shrawan Bokade, Shri Shankar Shrawan Bokade, Shri Sanjay Shrawan Bokade, Shri Pramod Shrawan Bokade, Sau Sindhutai Zamuvant Kohade, Sau Pramila Ashok Nandanwar, Sau Manda Manohar Nimje, Smt Girajabai Shrawan Bokade.**

Ref: MahaRERA Registration Number [ ] ]

Sir,

I/We , Liladhar Bhaiyyaji Kukade 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. 447/1** of Division - **Nagpur**, Mauza - **Bramhapuri**, Taluka - **Bramhapuri**, District - **Chandrapur**, PIN **441206** admeasuring **12,100 Sq.Mts.** area being Developed by **Shri Mahendra Shrawan Bokade, Shri Shankar Shrawan Bokade, Shri Sanjay Shrawan Bokade, Shri Pramod Shrawan Bokade, Sau Sindhutai**

**Zamuvant Kohade, Sau Pramila Ashok Nandanwar, Sau Manda Manohar Nimje & Smt Girajabai Shrawan Bokade.**

1. Following technical professionals are appointed by Owner / Promoter:-
  - i. Shri **Sarang Dadarao Mendhule** as L.S / Architect ;
  - ii. Shri **Liladhar Bhaiyyaji Kukade** as Structural Consultant;
  - iii. Smt **Ankita Sarang Mendhule** as MEP Consultant;
  - iv. M/s **Design Coordinates** as Site Supervisor
2. 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 "SHIVALAYA CONSULTING STRUCTURAL ENGINEERS" quantity Survivor 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 Layout of the aforesaid project under reference as **Rs.49,50,000/- (Rupees Forty Nine Lacs Fifty thousand 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.
4. The Estimated cost Incurred till date is calculated at **Rs. 0/- (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.
5. The balance cost of Completion of the civil, MEP and Allied works of the Layout of the subject project to obtain Occupation Certificate/ completion Certificate from **Bramhapuri Nagar Parishad** (Planning Authority) is estimated at **Rs.49,50,000/- (Rupees Forty Nine Lacs Fifty thousand only)** (Total of table A and B).
6. 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 \_\_\_\_\_  
(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                      | NA      |
| 2      | Cost incurred as on _____ (based on the Estimated cost)                                              | NA      |
| 3      | Work done in Percentage (as Percentage of the Estimated cost)                                        | NA      |
| 4      | Balance Cost to be Incurred (Based on Estimated cost)                                                | NA      |
| 5      | Cost Incurred on Additional/ Extra items as on _____ not included in the Estimated Cost (Annexure A) | NA      |

**TABLE-B**

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

| 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 27/11/2019 | Rs. 49,50,000.00/- |
| 2      | Cost incurred as on 27/11/2019 (based on the Estimated cost)                                                                                                  | Rs. 0.00/-         |
| 3      | Work done in Percentage (as Percentage of the Estimated cost)                                                                                                 | 0%                 |
| 4      | Balance Cost to be Incurred (Based on Estimated cost)                                                                                                         | Rs. 49,50,000.00/- |
| 5      | Cost Incurred on Additional/ Extra items as on 27/11/2019                                                                                                     | Rs Nil/-           |

**L.B. KUKDE**

**Consulting Structural**

(D.C.E, B.E. CIVIL, M-TECH STRUCTURES)

NMC Lic. no- 601

NIT Lic. no- 2545

|                                                 |  |
|-------------------------------------------------|--|
| not included in the Estimated Cost (Annexure A) |  |
|-------------------------------------------------|--|

Yours Faithfully,

Signature of Engineer

**L. B. KUKDE**  
B.E. Civil, M.Tech / Structure  
Architect / Engineer  
NMC Lic. No. 601  
NIT Lic. No. 2545  
Consulting Structure Designer



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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)**

*Explanation 1.* – The increase in construction cost due to execution of extra/ additional items as certified by the Engineer in Annexure A, shall be allowed to be added in Form 3