

FORM-2

ENGINEER'S CERTIFICATE

(To be submitted for withdrawal of Money from Designated Account- Project wise-
Dec 2021)

Date: 22.02.2022

To

The Dhariwal and Chhoriya Developers LLP

Chhoriya Realty, Office No 401, 4th Floor, Adinath Shopping center, Adinath Society, Pune -Satara
Road, Opp Hotel Panchami, Pune-411037.

Subject: Certificate of Cost Incurred for Development of R.M. Dhariwal Greens Phase 1,
And Construction of 48 building(s)/wing(s) of the phase 1 [Maha RERA Registration
Number: P51000009219] situated on the Plot bearing C.N. No/ CTS No. / Survey no./
Final plot no PLOT NO 1. S.NO. 30/1,30/2,30/2,30/4/2 demarcated by its boundaries
(latitude and longitude of the end points) 20°24'36.8"N 78°08'39.5"E to the North
20°24'30.0"N 78°08'38.2"E to the South 20°24'32.4"N 78°08'44.9"E to the East
20°24'34.7"N 78°08'32.4"E to the West of Division Amravati village Yavatmal taluka
Yavatmal District Yavatmal PIN 445001 admeasuring 32335 sq. mts. area being
developed by Dhariwal and Chhoriya Developers LLP.

Sir,

I Manish V. Pande have undertaken assignment of certifying Estimated Cost for the Subject
Real Estate Project proposed to be registered under Maha RERA, being the 48 No. of
Building(s)/ Wing(s) of the phase 1 of the Project Situated on the plot bearing C.N. No/
CTS No. / Survey no./ Final plot no PLOT NO 1. S.NO. 30/1,30/2,30/2,30/4/2 of
Division Amravati village Yavatmal taluka Yavatmal District Yavatmal PIN 445001
admeasuring 32335 sq. mts. area being developed by Dhariwal and Chhoriya
Developers LLP.

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

- (i) M/s/Shri/Smt Kunal Patil as L.S./Architect;
- (ii) M/s/Shri/Smt RAKESH JAIN & ASSOCIATES as Structural Consultant
- (iii) M/s/Shri/Smt R.D. Services as MEP Consultant
- (iv) M/s/Shri/Smt Mr. Dinesh Y. Moundekar as Quantity Surveyor*

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

IMP Power Projects
Project Management Consultant

Manish V. Pande

the Schedule of items and quantity for the entire work as calculated by Mr. Dinesh Y. Moundekar Quantity Surveyor* 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 Infrastructural work and All proposed units in the aforesaid project under reference as Rs. 30,20,70,175/- (Total of Table A and B). As Estimated Cost for Infrastructure Rs. 4,97,39,321/- and plus Estimated Cost of proposed units Rs. 25,23,30,854/- in All Rs. 30,20,70,175/- 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 completion certificate for the Development works from the **Yavatmal Municipal Council** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Total Estimated Cost Incurred till date is calculated at Rs. 28,65,04,538/- (Total of Table A and B). As Cost incurred For Infrastructure is Rs. 4,97,39,321/- and Plus Cost incurred for proposed **Sold Unit** is Rs. 23,67,65,217/- in all Rs. 28,65,04,538/- 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 Proposed development Works and Allied works in the layout of the subject project to obtain Completion Certificate from **Yavatmal Municipal Council** (Planning Authority) is estimated at Rs 0/- and Balance Cost for **Unsold Units** is Rs. 1,55,65,637/-.
6. I certify that the Cost of the Civil, & development and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A & Table B below :

*Only Unsold Individual Units (Bungalows) are Balance refer "Annexure A".



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Annexure A

Status of Cost Incurred of the Infrastructure Development and Proposed Units

Sr No	Unit Type	Unit No	% Work Done	Estimated Cost of Unit	Amount Incurred	Balance Amount	Status	Work Status
A	Infrastructure Development of Project (Road, Drainage, water line, Electricity, etc)		100.00%	4,97,39,321	4,97,39,321	-		Completed
B	Central Building (Yoga Hall)		100.00%	58,49,246	58,49,246	-		Completed
C	Individual Bungalows							
2	PB	2	100.00%	58,79,482	58,79,482	-		Completed
3	PB	3	100.00%	58,79,482	58,79,482	-		Completed
4	PB	4	100.00%	58,79,482	58,79,482	-		Completed
5	PB	5	100.00%	58,79,482	58,79,482	-		Completed
6	LV	6	100.00%	33,85,778	33,85,778	-		Completed
7	LV	7	100.00%	33,85,778	33,85,778	-		Completed
8	LV	8	100.00%	33,85,778	33,85,778	-		Completed
9	LV	9	100.00%	33,85,778	33,85,778	-		Completed
10	RH	10 to 14	100.00%	1,07,20,480	1,07,20,480	-		Completed
11	RH	15 to 20	100.00%	1,28,64,576	1,28,64,576	-		Completed
12	RH	21 to 26	100.00%	1,28,64,576	1,28,64,576	-		Completed
13	RH	27 to 31	100.00%	1,07,20,480	1,07,20,480	-		Completed
14	RH	43 to 48	100.00%	1,28,64,576	1,28,64,576	-		Completed
15	RH	49 to 53	100.00%	1,07,20,480	1,07,20,480	-		Completed
16	LV	65	100.00%	33,85,778	33,85,778	-		Completed
17	LV	66	100.00%	33,85,778	33,85,778	-		Completed
18	LV	67	100.00%	33,85,778	33,85,778	-		Completed
19	LV	68	100.00%	33,85,778	33,85,778	-		Completed
20	LV	69	100.00%	33,85,778	33,85,778	-		Completed
21	LV	70	100.00%	33,85,778	33,85,778	-		Completed
22	LV	71	100.00%	33,85,778	33,85,778	-		Completed
23	LV	72	100.00%	33,85,778	33,85,778	-		Completed
24	LV	73	100.00%	33,85,778	33,85,778	-		Completed
25	LV	74	100.00%	33,85,778	33,85,778	-		Completed
26	LV	75	100.00%	33,85,778	33,85,778	-		Completed
27	LV	76	100.00%	33,85,778	33,85,778	-		Completed
28	RH	77 to 82	100.00%	1,28,64,576	1,28,64,576	-		Completed
30	LV	119	100.00%	33,85,778	33,85,778	-		Completed
31	LV	120	100.00%	33,85,778	33,85,778	-		Completed
32	LV	121	100.00%	33,85,778	33,85,778	-		Completed
33	LV	122	100.00%	33,85,778	33,85,778	-		Completed
34	LV	123	100.00%	33,85,778	33,85,778	-		Completed
36	PB	125	100.00%	58,79,482	58,79,482	-		Completed
37	PB	126	100.00%	58,79,482	58,79,482	-		Completed
38	PB	127	100.00%	58,79,482	58,79,482	-		Completed
39	PB	128	100.00%	58,79,482	58,79,482	-		Completed
40	PB	129	100.00%	58,79,482	58,79,482	-		Completed
41	LV	153	100.00%	33,85,778	33,85,778	-		Completed
42	LV	154	100.00%	33,85,778	33,85,778	-		Completed
43	LV	155	100.00%	33,85,778	33,85,778	-		Completed
44	LV	156	100.00%	33,85,778	33,85,778	-		Completed
45	LV	157	100.00%	33,85,778	33,85,778	-		Completed
46	LV	158	100.00%	33,85,778	33,85,778	-		Completed
1	PB	1	16.00%	58,79,482	9,40,717	49,38,765	Unsold	Plinth Level
29	LV	118	16.00%	33,85,778	5,41,724	28,44,054	Unsold	Plinth level
35	PB	124	16.00%	58,79,482	9,40,717	49,38,765	Unsold	Plinth level
47	LV	159	16.00%	33,85,778	5,41,724	28,44,054	Unsold	Plinth level
			Total (B+C)	25,23,30,854	23,67,65,217	1,55,65,637		
			Total (A+B+C)	30,20,70,175	28,65,04,538	1,55,65,637		

FORM-2 (TABLE B)

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

R.M.Dhariwal Greens
Yavatmal -Phase-1

Sr. No	Particular		Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and facilities in the layout Date of Registration is 22.08.2017	Rs.	49739321
2	Cost incurred as on 31.12.2021 (based on the Estimated cost)	Rs.	49739321
3	Work done in percentage (As percentage of the estimated cost)	%	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.	0
5	Cost Incurred on 31.12.2021 Additional/ Extra Items as on not included in the Estimated Cost (AnnexureA)	Rs.	0

Yours Faithfully



Manish V. Pande
(iMPower Projects)

Project
Document Completion

* Note

- 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.
- (*)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 (*).
- The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
- As this is an 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.
- All components of work with specifications are indicative and not exhaustive.