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 : 28/07/2017

To,

The M/s SHEWALKAR DEVELOPERS LTD, NAGPUR (Name & Address of Promoter),

Subject : Certificate of Cost Incurred for Development of [Project Name] for Construction of 05 building(s)/ 14+1 Mall Wing(s) of the All Phase (MahaRERA Registration Number) situated on the Plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 1&6, Sheet No. 2D & 3C demarcated by its boundaries (latitude and longitude of the end points) _____ to the North Yavatmal - Hyderabad Road to the South D.P. Road to the East Vasant Ginning Factory to the West of Division Sadhankal Wadi Village _____ Taluka Wani District Yavatmal PIN 445304 admeasuring 30882.91 sq.mts. area being developed by [Promoter] M/s Shewalkar Developers Ltd, Laxmi Bhawan Sa, WHC Road, Dharampeth, Nagpur - 440010 (M.S.)

Ref : MahaRERA Registration Number

Sir,

I/ We Dr. Umesh S. Tiple have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 05 Building(s)/ 14+1 Mall Wing(s) of the All Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 1&6, Sheet No. 2D & 3C of Division — Village — Taluka Wani District Yavatmal PIN 445304 admeasuring 30882.91 sq.mts. area being developed by [Owner/Promoter]

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

(i) M/s /Shri/Smt Parag L. Sarwate as L.S. / Architect ;

(ii) M/s /Shri/Smt P.S. Patankar & Associates as Structural Consultant

(iii) M/s /Shri/Smt Kishore Kokge & Niranjan Deshkar as MEP Consultant

(iv) M/s /Shri/Smt Dr. Umesh S. Tiple 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 the Schedule of items and quantity for the entire work as calculated by Dr. Umesh S. Tiple 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 building(s) of the aforesaid project under reference as Rs. 892700000/- (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 Nagar Parishad, Vani being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 23927256 8/- (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 Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from Nagar Parishad, Vani (planning Authority) is estimated at Rs. 65342743 2/- (Total of Table A and B).

6. I certify that 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 "Ram Shevalkar Parisar" – The Business Park

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

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 14/08/2015 date of Registration is	Rs. 772700000/-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 21621532 7/-
3	Work done in Percentage (as Percentage of the estimated cost)	27.98%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 55648467 3/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. –

TABLE B

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

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 14/08/2015 date of Registration is	Rs. 120000000/-

(1)	(2)	(3)
2	Cost incurred as on 30/06/2017 (based on the Estimated cost).	Rs. 23057241
3	Work done in Percentage (as Percentage of the estimated cost).	19.21% %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 96942759/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A).	Rs. —

UMESH TIPLE
B. ARCH
Reg. No.: CA/2017/82401
ARCHITECT

Yours Faithfully,

Signature of Engineer.

(Licence No. CA/2017/82401

*** 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 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 (*).

3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

4. 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.

5. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra/Additional Items executed with Cost

(which were not part of the original Estimate of Total Cost)