



FORM-2
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: 22/06/2017

To

**Kundalwal and Group,
Shop No. 4,5 Raghuveer Apartment,
Suyog Colony, Padampura, Aurangabad.**

Subject: Certificate of Cost Incurred for Development of **A-B Building(s) of RAGA Altis Phase – I** for Construction of **Phase I ("A" "B")** building(s) of the Apartment Building situated on the, **Gut No. 66, 67, Near Nath Seed, Ithkheda, Paithan Road, Aurangabad**

, demarcated by its boundaries

North – **7.5 Meter Road,**

South – **Nath Seed Administration Office,**

East – **Amenities Plot,**

West – **Plot No 11,**

Gut No. 66, 67, Near Nath Seed, Ithkheda, Paithan Road, Aurangabad PIN 431003

admeasuring **1431.58 Sq. Mt** area being developed by **Kundalwal and Group.**

Ref: RERA Registration Number _____.

Sir

I/ We **Er. Milind M. Wadekar** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA being **A-B Building(s)/ _____** of the _____ Building situated on the Plot bearing **Plot No. 7 to 10**, of Division _____ **Gut No. 66, 67, Near Nath Seed, Ithkheda, Paithan Road, Aurangabad**
PIN 431003 admeasuring **1431.58 sq.mts.** area being developed by **Kundalwal and Group..**

1. Following technical professionals are appointed by Owner / Promoter :-
 - i. **M/s/ Manoj Kala Associates (Reg. No CA – 96/19597), Aurangabad** as L.S. / Architect;
 - ii. **M/s N. G Karkhane Associates, Aurangabad** as Structural Consultant.
 - iii. **M/s /Shri / Smt _____** as MEP Consultant.
 - iv. **M/s/ SAMIL INTERIORS (Er. Milind Wadekar) (Reg. No 152/92),, Aurangabad** as Consulting Engineer

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 **Er. Milind m. Wadekar** 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.458.72 Lakh (Rs. FOUR HUNDRED FIFTY EIGHT POINT SEVENTY TWO LAKH ONLY)** 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 **Aurangabad Municipal Corporation**, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 241.46 Lakh (Rs. TWO HUNDRED FOURTY ONE POINT FOURTY SIX LAKH ONLY.)** 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 **Aurangabad Municipal Corporation** (planning Authority) is estimated at **Rs 217.26 Lakh (Rs. TWO HUNDRED SEVENTEEN POINT TWENTY SIX LAKH ONLY)**

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 bearing Number A-B
(to be prepared separately for each Building of the Real Estate Project)

Sr. no.	Particulars	Amounts in Lakhs
1.	Total Estimated cost of the building / wing as on 22 / 06 /2017 date of Registration is	Rs.458.72 Lakh
2.	Cost Incurred as on 22 / 06 /2017 (based on the Estimated cost)	Rs. 241.46 Lakh
3.	Work done in Percentage (as Percentage of the estimated cost)	52,64 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 217.26 Lakh
5.	Cost Incurred on Additional / Extra Items as on 22 / 06 /2017 not included in the Estimated Cost (Annexure-A)	Rs. Nil

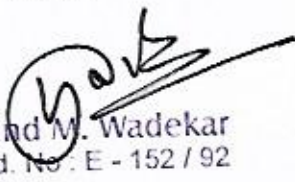
TABLE B

(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 22 / 06 /2017 Date of Registration is	Rs. 46.22 Lakh
2.	Cost Incurred as on 22 / 06 /2017 (based on the Estimated cost)	Rs. 02.4 Lakh
3.	Work done in Percentage (as Percentage of the estimated cost)	05.19 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 43.82 Lakh
5.	Cost Incurred on Additional / Extra Items as on 22 / 06 /2017 not included in the Estimated Cost (Annexure-A)	Rs. Nil

Yours Faithfully

Sign


 Er. Milind M. Wadekar
 Regd. No. E - 152 / 92
 Er. Milind m. Wadekar
 (Licence No/ E - 152/92)