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 : 31|03|2018

To,

The M/s. Tirupati Superstructures Pvt.Ltd.

Subject : Certificate of Cost Incurred for Development of Tirupati City for Construction of 3no. of building(s)/Apartment 1,2, & 3 of Tirupati City 4th Phase of the [MahaRERA Registration Number-P50200001506] situated on the Plot bearing C.N. No./CTS No./Survey No.17/2, Adgaon Nazik Kata, demarcated by its boundaries (latitude and longitude of the end points) 9.00 M Road to the North, Sethi Land to the South, 9.00 M Road to the East, IB- to the West of Division Amravati, Adgaon Village, Taluka Washim, District Washim PIN 444505. admeasuring 5906.2 sq.mts. area being developed by Tirupati Superstructures Pvt Ltd.

Ref : MahaRERA Registration Number-P50200001506 _____

Sir,

I/ We NIRML CONSULTANT have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered undue MahaRERA, No.P50200001506. being Tirupati City Phase 4, Building(s)/ 3 Wing(s) Apartment 1,2, & 3 of the Tirupati City Phase 4th situated on the plot bearing C.N. No./CTS No./Survey No.17/2 Final Plot No.02-AML, of Amravati Division Adgaon Village Washim , Taluka Washim District PIN 444505. admeasuring 5906.2 sq.mts. Area being developed by Tirupati Superstructures Pvt. Ltd.

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

   (i) M/s Chord Design as L.S. / Architect ;

   (ii) M/s Rahul Darvekar as Structural Consultant

   (iii) M/s Sky Line as MEP Consultant

   (iv) M/s Nirmal Consultant as Site 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 Nirmal Consultant Site Engineer 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.

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3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 1,97,145,986/- (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 TAHSILDAR WASHIM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 14,845,354/- (Total of Table A and B)31/03/2018. 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 (planning Authority) is estimated at Rs. 1,82,300.632/- (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

APARTMENT-1

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/win as on 20/07/2017 date of Registration is	Rs. 4,25,51,596.00/-
2	Cost incurred as on 31/03/2018 (based on the Estimated cost)	Rs. 00/-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4.25,51,596.00/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. 0

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TABLE A

APARTMENT-2

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 20/07/2017 date of Registration is	Rs. 6,25,49,719.00/-
2	Cost incurred as on 31/03/2018 (based on the Estimated cost)	Rs. 00/-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6.25,49,719.00/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. 0

TABLE A

APARTMENT-3

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 20/07/2017 date of Registration is	Rs. 7,37,01,866.00/-
2	Cost incurred as on 31/03/2018 (based on the Estimated cost)	Rs. 1,48,45,354.00/-
3	Work done in Percentage (as Percentage of the estimated cost)	20%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 5.88,56,512.00/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. 0

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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 20/07/2017 date of Registration is	Rs. 1,83,42,808.00/-
2	Cost incurred as on 31/03/2018 (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. 1,83,42,808.00/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A).	Rs. _____

Yours Faithfully,

Signature of Engineer.

Licence No.

NIRMEL CONSULTANTS Licence. no. 10/2018.19
Project Design, Interior, Landscape
Near Swagat Lawn, WASHIM
Cell- 9552949949

*** 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.

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