

The Maharashtra Real Estate Regulatory Authority (General) Regulations 2017

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:

To

Pawansut Builder & Developers.

Sawangi (Meghe),

Wardha -442001

Subject: Certificate of Cost Incurred for Development of SHREE GANESH MANSION For Construction of One (1) No. of Building(s)\ Wing(s) of the Single Phase situated on the Plot bearing C.N. No/ CTS No./ Survey No. 422 / Final Plot No . 21,22,23 & 24 demarcated by its boundaries (latitude and longitude of the end points) Survey No - 421 to the North, 9m Wide road to the South, Plot No - 25 to the East, Plot no- 19,20 To the West, Of Division – Wardha, Village Sawangi (Meghe), taluka Wardha, District Wardha, PIN 442001 admeasuring 669.16 sq. mts. area being developed by Pawansut Builder & Developers.

Ref: MahaRERA Registration Number-P50400029343

Sir,

I/We Mr. Pritam C. Pawade have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being One (1) No. of Building (s)/ Wing (s) of the Single Phase situated on the plot bearing C.N. No / CTS No. / Survey No. 422 / Final Plot No 21,22,23 &24, of Division-Wardha, village- Sawangi (Meghe), Taluka – Wardha, District Wardha, PIN-442001. Admeasuring 669.16 sq.mts area being developed by Pawansut Builder & Developers.

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

- i. Shri. Manish K. Vele as L.S./ Architect;
- ii. Shri. D.B. Lakade as Structural Consultant;
- iii. Shri . Ar. Manish K. Vele as MEP Consultant;
- iv. Mr. Pritam C. Pawade as site supervisor/ Engineer

1. 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 P.C. PAWADE quantity Survivor appointed by Developer/Engineer, and the assumption of the cost of material labor and other inputs made by developer, and the site inspection carried out by us.

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as RS 2,60,00,000 (Two Crore Sixty Lakhs 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 Wardha Town Planning being the planning Authority under whose jurisdiction the aforesaid project is being Implemented.
3. The Estimated cost Incurred till date is calculated at RS. 3000000/- (Rs Thirty Lakh of table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. 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 Wardha Town Planning (Planning Authority) is estimated at RS 2,30,00,000 (Two Crore Thirty Lakhs only) (Total of table A and B).
5. 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:

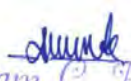

Pritam C. Pawade
M. Tech. (Structure)
Sable Plot, Wardha - 442001

TABLE -A**Building/Wing bearing Number called SHREE GANESH MANSION****(To be prepared separately for each Building/Wing of the real Estate project)**

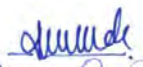
Sr. No	Particulars	Amounts
1	Total Estimated Cost of the Building/Wing as on Date of registration is applied	Rs 2,60,00,000/-
2	Cost incurred as on 30/06/2021 (based on the Estimated cost)	Rs 30,00,000/-
3	Work done in Percentage (as Percentage of the Estimated cost)	11.54%
4	Balance Cost to be Incurred (Based on Estimated cost)	Rs 2,30,00,000/-
5	Cost Incurred on Additional/ Extra items as on 30/06/2021 not included in the Estimated Cost (Annexure A)	Nil

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	Nil

	Facilities in the layout as on _____ date of Registration is	
2	Cost incurred as on_30-06-2021_____(based on the Estimated cost)	30,00,000/-
3	Work done in Percentage (as Percentage of the Estimated cost)	11.54%
4	Balance Cost to be Incurred (Based on Estimated cost)	2,30,00000/-
5	Cost Incurred on Additional/ Extra items as on_30-06-2021_____ not included in the Estimated Cost (Annexure A)	Nil

Yours Faithfully


Pritam C. Pawade
M. Tech. (Structure)
Sable Plot, Wardha - 442001

Signature of Engineer

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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 labor, 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