ARCH VALUE PROFESSIONALS

MAHESH R. BOOB
[M.E(CIVIL), F.I.V., M.I.E.
MSc(Real Estate Valuation)]
VALUERS, ARCHITECTS,
ENGINEERS & INTERIOR
DESIGNERS

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)

Ref No. B/VAL/2020/1244

Date: 14/08/2020

To

SUKHMANI DEVELOPERS AND BUILDERS
Plot no 217, Shiromani Bhawan, Near , Patre kirana,
Jattarodi, Nagpur

Subject: Certificate of Cost Incurred for Development of **[SUKHMANI NAGAR]** for Development of Layout situated on Svy No 217, Mouza- Pipalgaon, Tal.- Hinganghat, Dist- Wardha demarcated by its boundaries (Longitude and Latitude 20.5435160,78.8537990) Agri Land having Kh No. 218 to the **North**, Agri Land Having Kh No. 206 to the **South**, Road to the **East** , Agri Land having Kh No. 214/2 to the **West**. admeasuring 25453.00 sq.mts. area being developed by **[SUKHMANI DEVELOPERS AND BUILDERS, Through its Partners Shri Rohit Sukhdeo gajbhiye and Smt Shiromani Sukhdeo Gajbhiye].**

Ref: MAHARERA Registration Number _____

Sir,

I, MAHESH R. BOOB have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being situated on the Land bearing Svy No 217, Mouza- Pipalgaon, Tal.- Hinganghat, Dist- Wardha . demarcated by its boundaries (Longitude and Latitude 20.5435160,78.8537990) Agri Land having Kh No. 218 to the **North**, Agri Land Having Kh No. 206 to the **South**, Road to the **East** , Agri Land having Kh No. 214/2 to the **West**. admeasuring 25453.00 sq.mts. area being developed by [SUKHMANI DEVELOPERS AND BUILDERS, Through its Partners Shri Rohit Sukhdeo gajbhiye and Smt Shiromani Sukhdeo Gajbhiye].

MAHESH R. BOOB
CAT No. I/165
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GOVT. REGISTERED VALUER

OFFICE : A-004, "JAGAT APARTMENT", RAVINAGAR SQUARE, AMRAVATI ROAD, NAGPUR [MAHARASHTRA]- 440033
LAXMI APARTMENT, GROUND FLOOR, OPPOSITE INCOME TAX OFFICE, AMRAVATI [MAHARASHTRA]- - 444601 C- 09403312685
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Following technical professionals are appointed by Owner / Promoter :-

(i) Mr S. G Ghude as L.S. / Architect ;

(ii) M/s _____ as Structural Consultant

(i) M/s /Shri / Smt _____ as MEP Consultant

(ii) M/s Mahesh Boob 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

Mahesh Boob 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 Layout development of the aforesaid project under reference as **Rs.1,60,00,000/_**(Total of Tabie 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 completion certificate for the Layout from the **Town Planning wardha** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 50,00,000/-** Total of (Table A and B)_. The amount of Estimated Cost Incurred is calculated on the basis of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Layout of the subject project to obtain Completion Certificate from **Town Planning wardha** (planning Authority) is estimated at **Rs. 1,10,00,000/-** (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

Layout called _SUKHMANI NAGAR

(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	Not Applicable
2	Cost incurred as on (based on the Estimated cost)	Not Applicable
3	Work done in Percentage (as Percentage of the estimated cost)	Not Applicable
4	Balance Cost to be Incurred (Based on Estimated Cost)	Not Applicable -
5	Cost Incurred on Additional /Extra Items as on 30/06/2020 not included in the Estimated Cost (Annexure A)	Not Applicable

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 14/08/2020. date of Registration is	**Rs. 1,60,00,000/-**
2	Cost incurred as on 14/08/2020 (based on the Estimated cost)	**Rs. 50,00,000/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**31 %**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 1,10,00,000/-**
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. _____0_____ /-

Yours Faithfully,

MAHESH BOOB
[M.E.(CIVIL), Chartered Engineer]
M-148192-9

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CAT No. I/165
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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 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)

Yours Faithfully,

MAHESH BOOB
[M.E.(CIVIL), Chartered Engineer]
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