PRANIL KACHOLE
LICENSE NO. – NMC/L – 708

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: 31/12/2018

To

The Rachana Construction Co. (Nagpur) Pvt. Ltd.,
4th floor, LOTUS,WHC Road, Dharampeth,
(Gorepeth layout), between coffee house square &
Law college square, Nagpur(Maharashtra)

Subject : Certificate of Cost Incurred for Development of " A " Wing of Rachana Sahira wing A project situated on the Plot bearing NO. 04 B (Four B) /CTS Nos. 514/Survey No. 144/2/2/final plot no-4B as per sanctioned plan, demarcated by its boundaries, 12 M wide road to the North and other property & 18 m DP road to the South, 18 m wide road to the East & Open space B to the West , of Division- Nagpur, village- Nagpur (M Corp.), Taluka- Nagpur(Urban), District – Nagpur PIN - 440005 measuring 3816.85 sq.mts. area being developed by Rachana Construction Co. (Nagpur) Pvt. Ltd.,

Ref :- RERA Registration Number _ P50500001307

Sir,

I Mr. Pranil Ruprao Kachole have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under RERA, being " A " wing of Rachana Sahira Wing A project situated on the Plot NO. 04 B (Four B) /CTS Nos. 514/Survey No. 144/2/2/final plot no-4B as per sanctioned plan, of Division- Nagpur, village- Nagpur (M Corp), Taluka- Nagpur (Urban), District – Nagpur, PIN - 440005 measuring 3816.85 sq.mts. area being developed by Rachana Construction Co. (Nagpur) Pvt. Ltd.

R/O, ROW HOUSE NO. 14 – A, RACHANA SAYANTARA, PHASE – 2,
NEAR VAYUSENA NAGAR, HAJARIPAHAD, NAGPUR - 440007

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) M/s Ulhas mude & Associates, Nagpur as L. S. / Architect ;
   (ii) M/s P.S. Patankar & Associates, Nagpur as Structural Consultant ;
   (iii) M/s Convenient MEP consultants LLP, Indore as MEP Consultant ;
   (iv) Shri Sudhakar V. koli 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 Wing A 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 shri Sudhakar. V. koli quantity Surveyor* appointed by Developer, 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 A of the aforesaid project under reference as Rs. 9,28,61,597.
4. The estimated Total Cost of project is with reference to the Civil, MEP and allied works (Excluding on site expenditure & overhead cost) for required to be completed for the purpose of obtaining occupation Certificate/ Completion certificate for the Wing A from the Nagpur municipal corporation being the planning Authority under whose jurisdiction the aforesaid project is being implemented.
5. The Estimated Cost Incurred till date is calculated at Rs. 956805421 the amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
6. The Balance Cost of Completion of the Civil, MEP and Allied works of the Wing A of the subject project to obtain Occupation Certificate/ Completion Certificate from Nagpur Municipal Corporation (planning Authority) is estimated NIL.
7. 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 " A"

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the wing " A " as on date of Registration is	Rs.8,34,57,832/-
2	Cost incurred as on 31/12/2018 (Based on the Estimated Cost)	Rs.8,62,74,742/-
3	Work Done in percentage (As Percentage of the estimated Cost)	100%
4	Balance cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional / Extra Items as on 31/12/2018 not included in the Estimated Cost	NA

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, (Excluding onsite expenditure & overheads) as on date of Registration is	Rs.94,03,765/-
2	Cost incurred as on 31/12/2018 (Based on the Estimated Cost)	Rs.94,05,800/-
3	Work Done in percentage (As Percentage of the estimated Cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional / Extra Items as on 30/12/2018 not included in the Estimated Cost	NA

Yours Faithfully

Signature of Engineer

(Licence No. NMC/L-708)

Mr. PRANIL R. KACHOLE
NMC/L - 708