

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,
The Gruhlaxmi Life Space Private Limited,
Land No.56, Bokhara, Koradi Road,
Nagpur-441111.,

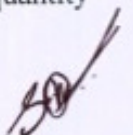
Subject : Certificate of Cost Incurred for Development of Mahalaxmi City (Phase I) for Construction Work of Block No. 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15 situated on the Plot bearing Survey Kh. no. 56/1, 56/2, 56/3, 56/4, 56/5 & 64 demarcated by its boundaries 21.231507° N & 79.073026° S Outer Ring Road to the North Khasra No . 63 & 70 to the South Khasra No. 66 & Khasra No .55 to the East Khasra No. 57 & 63 to the West of Division Nagpur village Bokhara taluka Nagpur District Nagpur PIN 441111 on part of layout land area admeasuring 52,270 sq.mts. (Land under layout Gross Area)area being developed by Gruhlaxmi Life Space Private Limited.

Ref.: RERA Registration Number (for Registration of RERA).

Sir,

I/We Sagar Wankhede have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being Block No. 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15 situated on the plot bearing Survey Kh. no. 56/1, 56/2, 56/3, 56/4, 56/5 & 64 of Division Nagpur village Bokhara taluka Nagpur District Nagpur PIN 441111 on part of layout land area admeasuring 52,270 sq.mts. (Land under layout Gross Area) area being developed by Gruhlaxmi Life Space Private Limited

1. Following technical professionals are appointed by Owner / Promoters:
 - i. Shri. Punit Gupta as Local Resident Architect;
 - ii. M/s Skyline Consulting Engineers Pvt. Ltd. as Structural Consultant
 - iii. M/s Convenient MEP Consultants LLP as MEP Consultant
 - iv. Shri Sagar Wankhede 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 calculation is 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 Sagar Wankhede 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. 4735.00 Lakhs. 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 NMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred is calculated at Rs. 2582.86 Lakhs. The amount of Estimated Cost Incurred is calculated on the bases 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 NMRDA (planning Authority) is estimated at Rs. 2152.14 Lakhs.
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 Block No. 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15

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

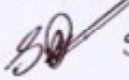
Sr No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on 31-05-2017 /date of Registration is	Rs. 4400.00 Lakhs
2.	Cost Incurred as on 31-05-2017 (based on the Estimated cost)	Rs. 2401.90 Lakhs
3.	Work done in Percentage (as percentage of the estimated cost)	54.59 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1998.10 Lakhs
5.	Cost Incurred on Additional / Extra Items as on 31-05-2017 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	Amount
1.	Total Estimated cost of the Internal and External Development Work including amenities and Facilities in the layout as on 31-05-2017 is	Rs. 335.00 Lakhs
2.	Cost Incurred as on 31-05-2017. (based on the Estimated cost)	Rs. 180.96 Lakhs
3.	Work done in Percentage (as percentage of the estimated cost)	54.02 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 154.04 Lakhs
5.	Cost Incurred on Additional / Extra Items as on 31-05-2017 not included in the Estimated Cost (Annexure A)	Rs. --

Yours faithfully

 Sagar Wankhade
(Licence No. ...2920/N.T.)

Note:

1. The scope of the work is to complete the 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 Surveyor is appointment 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 estimate 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 Total Cost)