Nagar

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: 27/07/2017

To
Sky Developers And Promoters India Pvt Ltd. , First Floor, Mytri Willows, Sir Bejonji Meheta Road, Near Shukrawari Talav ,Nagpur

Subject: Certificate of Cost Incurred for Development of Kasturi Nagar for Construction of 7 building(s) (MahaRERA Registration Number)situated on the Plot bearing C.N. No/CTS No./Survey no./ Final Plot no 42/2 demarcated by its boundaries (latitude and longitude of the end points) 21.061055 , 79.083702 to the North 21.060237 , 79.083526 to the South 21.060732 , 79.084134 to the East 21.060657 , 79.082908 to the West of Division Nagpur village Gotad Panjari taluka Nagpur District Nagpur PIN 441108 admeasuring 9674.72 sq.mts. area being developed by Sky Developers And Promoters India Pvt Ltd.

Ref: MahaRERA Registration Number _____

Sir,

I Salim N Shiekh have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot no 42/2 of Division Nagpur village Gotad Panjri taluka Nagpur (rural) District Nagpur PIN 441108 admeasuring 9674.72 sq.mts. area being developed by Sky Developers And Promoters India Pvt Ltd.

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

(i) Shri Alok Iunia & Rajendra R Sulke Architect ;

(ii) M/s R & G Assiciates as Structural Consultant

(iii) Shri Mohommed Salim Sheikh as MEP Consultant

(iv) Shri Arc Ashfaque Husain 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 Arc Ashfaque Husain 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(s) of the aforesaid

project under reference as Rs.22,50,00,000/-(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 ***Nagpur Improvement Trust*** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs16,50,00,000/-(Total of Table A and B)_. 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 ***Nagpur Improvement Trust*** (planning Authority) is estimated at Rs6,00,00,000/- (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

Building 1 **TYPE 1 BLOCK A**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 27/07/2017 date of Registration is	**Rs. 3,28,82,750/-**
2	Cost incurred as ON 27/07/2017 (based on the Estimated cost)	**Rs. 3,12,38,613/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**95%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 16,44,137/-**
5	Cost Incurred on Additional /Extra Items as on 27/07/2017not included in the Estimated Cost (Annexure A)	**Rs. 0/-**

Building 2 **TYPE 1 BLOCK B**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 27/07/2017 date of Registration is	Rs. 2,97,27,860/-
2	Cost incurred as on 27/07/2017 (based on the Estimated cost)	Rs. 2,67,55,074/-
3	Work done in Percentage (as Percentage of the estimated cost)	90%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 29,72,786/-
5	Cost Incurred on Additional /Extra Items as on 27/07/2017not included in the Estimated Cost (Annexure A)	Rs. 0/-

Building 3 **TYPE 1 BLOCK C**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 27/07/2017 date of Registration is	Rs. 2,93,71,480/-
2	Cost incurred as on 27/07/2017 (based on the Estimated cost)	Rs. 1,76,22,888/-
3	Work done in Percentage (as Percentage of the estimated cost)	60%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,17,48,592/-
5	Cost Incurred on Additional /Extra Items as on 27/07/2017not included in the Estimated Cost (Annexure A)	Rs. 0/-

Building 4 **TYPE 2 BLOCK A**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 27/07/2017 date of Registration is	Rs. 2,92,37,580/-
2	Cost incurred as on 27/07/2017 (based on the Estimated cost)	Rs. 2,63,13,822/-
3	Work done in Percentage (as Percentage of the estimated cost)	90%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 29,23,758/-
5	Cost Incurred on Additional /Extra Items as on 27/07/2017not included in the Estimated Cost (Annexure A)	Rs. 0/-

Building 5 **TYPE 2 BLOCK B**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 27/07/2017 date of Registration is	Rs. 2,92,36,550/-
2	Cost incurred as on 27/07/2017 (based on the Estimated cost)	Rs. 2,33,89,240/-
3	Work done in Percentage (as Percentage of the estimated cost)	80%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 58,47,310/-
5	Cost Incurred on Additional /Extra Items as 27/07/2017not included in the Estimated Cost (Annexure A)	Rs. 0/-

Building 6 **TYPE 3 BLOCK A**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 27/07/2017 date of Registration is	Rs. 3,12,57,403/-
2	Cost incurred as on 27/07/2017 (based on the Estimated cost)	Rs. 1,87,54,442/-
3	Work done in Percentage (as Percentage of the estimated cost)	60%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,25,02,961/-
5	Cost Incurred on Additional /Extra Items as on 27/07/2017 not included in the Estimated Cost (Annexure A)	Rs. 0/-

Building 7 **TYPE 3 BLOCK B**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 27/07/2017 date of Registration is	Rs. 3,29,02,320/-
2	Cost incurred as on 27/07/2017 (based on the Estimated cost)	Rs. 1,97,41,392/-
3	Work done in Percentage (as Percentage of the estimated cost)	60%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,31,60,928/-
5	Cost Incurred on Additional /Extra Items as on 27/07/2017 not included in the Estimated Cost (Annexure A)	Rs. 0/-

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 27/07/2017 date of Registration is	Rs. 1,05,00,000 /-
2	Cost incurred as on 27/07/2017 (based on the Estimated cost)	Rs. 20,00,000 /-
3	Work done in Percentage (as Percentage of the estimated cost)	22 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 85,00,000/-
5	Cost Incurred on Additional /Extra Items as on 27/07/2017 not included in the Estimated Cost (Annexure A)	Rs. 0/-

Yours Faithfully

SALiM N. SHEiKH
738, VAISHALI NAGAR,
NAGPUR - 440017
LS.NO.NMC/L-527,NIT-2286

Salim N Shiekh

*** 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)