YOGESH METANGLE
CONSULTANT ENGINEER
(KULSWAMINI PALACE, PLOT NO. 20, OMKAR NAGAR, NAGPUR)

FORM-2

ENGINEER'S CERTIFICATE

Date: 06/07/2017

To
The Tarangan Infraventures Private Limited,
269, Pioneer House,
Bajaj Nagar,
Nagpur

Subject: Certificate of Cost Incurred for Development of Pioneer Tulip for Construction of Residential building(s) (MahaRERA Registration Number: Yet to be allotted)situated on the Plot bearing C.N. No/CTS No./Survey no./ Final Plot no 9 CTS No. 648 Kh No. 178,166,167 & 168 Mouza: Jaitala demarcated by its boundaries (latitude and longitude of the end points) 12 Meter wide road to the North Plot No. 15 & 16 to the South Plot No. 10 to the East Kh No. 95, 165 & 168 to the West of Division -Nagpur village -Nagpur taluka -Nagpur District Nagpur PIN 440016 admeasuring 2808.37 sq.mts. area being developed by Tarangan Infraventures Private Limited

Ref: MahaRERA Registration Number (Yet to be allotted)

Sir,

I Yogesh Metangle have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Residential Building(s) situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot No 9 CTS No. 648 Kh No. 178,166,167 & 168 Mouza: Jaitala of Division- Nagpur village- Nagpur taluka- Nagpur District- Nagpur PIN 440016 admeasuring 2808.37 sq.mts. area being developed by Tarangan Infraventures Private Limited.

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

(i) M/s Emanate Design as L.S. / Architect;

(ii) P.S Patankar as Structural Consultant

(iii) Shri K.B. Sahu as Quantity Surveyor

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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 K.B Sahu 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 11,57,33,678(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 Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 2,80,96,665(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 Municipal Corporation is estimated at Rs 8,76,37,013 (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 at plot No.9 or called Pioneer Tulip

(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 06/07/2017 date of Registration is	Rs. 11,23,86,660
2	Cost incurred as on 06/07/2017 (based on the Estimated cost)	Rs. 2,80,96,665
3	Work done in Percentage (as Percentage of the estimated cost)	25 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 8,42,89,995
5	Cost Incurred on Additional /Extra Items as on 06/07/2017 not included in	Rs. NIL

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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 date of Registration is	Rs. 3347018 /-
2	Cost incurred as on 06/06/2017 (based on the Estimated cost)	Rs. NIL /-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 33,47,018/-
5	Cost Incurred on Additional /Extra Items as on 06/07/2017 not included in the Estimated Cost (Annexure A)	Rs. NIL/-

Yours Faithfully

Yogesh Metangle
Consultant Engineer