P. S. PATANKAR & ASSO.

STRUCTURAL DESIGNERS & ENGINEERS

Universal Annex, Flat No. 302, Plot No. 79,
Shivaji Nagar, Nagpur-440010
Phone : (0712) 2249096, 2249293
E-mail : psp_psp@rediffmail.com

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: 27/7/2017

To,

R.C. Con Associates JV
61, New Ramdaspeth,
Nagpur- 440010

Subject : Certificate of Cost Incurred for Development of Casa Lotus for Construction of 3 Nos. of building(s) A & B Wing (s) I Phase (MahaRera Registration Number) situated on the Plot No. 06 bearing Kh No. / Survey No. 334/1 demarcated by its boundaries (latitude and longitude of the end points) 21°05' 06.6" N 78°58'14.3"E to the north G M Road to the south 15m Road to the east Plot No. 07 to the west Amenity Space - II of Division Nagpur, Village Wanadongri, Taluka Nagpur, District Nagpur, Pin 441110 admeasuring 3026.266 sq.mts. area being developed by M/S. R.C. Con Associates JV

Ref . MahaRERA Registration Number _____

Sir,

I/ We P S Patankar & Associates have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under MahaRERA, being Casa Lotus Building (s) wing (s) A & B of the------ phase Project situated on the Plot No. 06 bearing Kh No. / Survey No. 334/1, Tah Nagpur of Division Nagpur, Village Wanadongari, Taluka Nagpur, District Nagpur, Pin 441110 admeasuring 3026.266 sq.mts. area being developed by M/S. R.C. Con Associates JV

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

   (i) Shri Prashant Satpute as L.S. / Architect ;

   (ii) Shri P S Patankar as Structural Consultant

   (iii) Shri _____ as MEP Consultant

   (iv) M/s. Shri. Smt _____ as Quality 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 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. 9,20,00,000/- (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 baing implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 98, 10,270/- (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 Rs. 8,21,89,730/- (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 - A

Building / Wubg bearing No. ——— or called Casa Lotus
(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the building as on 27.07.2017 date of Registration is	Rs. 4,17,45,000/-
2	Cost incurred as on 27.07.2017 (based on the Estimated cost)	Rs. 83,10,270/-
3	Work done in Percentage (as Percentage of the estimated cost)	19.90%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,34,34,730/-
5	Cost Incurred on Additional /Extra Items as on 27.07.2017 not included in the Estimated Cost (Annexure A)	Rs. NIL.

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TABLE A

Building - B

Building / Wubg bearing No. ---------- or called Casa Lotus
(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the building/wing as on 27.07.2017 date of Registration is	Rs. 5,02,55,000/-
2	Cost incurred as on 27.07.2017 (based on the Estimated cost)	Rs. 15,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	2.98%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,87,55,000/-
5	Cost Incurred on Additional /Extra Items as on 27.07.2017 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 (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 22.07.2017 date of Registration is	Rs. 1,60,00,000/-
2	Cost incurred as on 22.07.2017 (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. 1,60,00,000/-
5	Cost Incurred on Additional /Extra Items as on 22.07.2017 not included in the Estimated Cost	Rs. NIL

Yours Faithfully,

Signature of Engineer.

(Licence No. F-1219630)

*** 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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

3. 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.

4. All components of work with specifications are indicative and not exhaustive.