FORM-2
[see Regulation 3]
ENGINEER'S CERTIFICATE

Date : 24-07-2017

To

GUDADHE HOUSING DEVELOPERS & PROMOTERS .
51-C, Trimurti Nagar, Near NIT Garden,
NAGPUR-22.

Subject : Certificate of Cost Incurred for Development of [Project Name] for Construction of **2** No. of buildings namely **"ASTYLLEN"** and **"PRISTINA"** of Project [MahaRERA Registration Number] situated on the Plot No: **01**, bearing Kh.No. **132** C.T.S. No. **761** Sheet No. **53/583** , demarcated by its boundaries **-Nallah** to the North, **Khasara** No:**131** to the South , **Khasara No:128/1**to the East and **Khasara No: 133** to the West of Mouza: **JAITALA** , Taluka- **NAGPUR**, District- **NAGPUR** PIN -**440036** admeasuring **5404.501 sq.mts.** area being developed by GUDADHE HOUSING DEVELOPERS & PROMOTERS, Nagpur .
Ref: MahaRERA Registration Number _____

Sir,
I NITIN DESHMUKH have undertaken assignment of certifying Estimated Cost for the
Subject:
Real Estate Project proposed to be registered under MahaRERA, being **2** No. Buildings namely **"ASTYLLEN"** and **"PRISTINA"** of Project on the Plot No: **01**, bearing Kh.No. **132** C.T.S. No. **761** Sheet No. **53/583**, demarcated by its boundaries -**Nallah** to the North, **Khasara No:131** to the South , **Khasara No:128/1**to the East and **Khasara No: 133** to the West of Mouza: **JAITALA**, Taluka-**NAGPUR**, District**- NAGPUR**, PIN- **440036** admeasuring **5404.501 sq.mts.** area being developed by **GUDADHE HOUSING DEVELOPERS & PROMOTERS, Nagpur .**

1. Following technical professionals are appointed by Promoter :-
   (i) M/s RAVI SONKUSARE ARCHITECTS as Architect ;
   (ii) Shri PRASHANT GHUSHE as Structural Consultant
   (iii) M/s as MEP Consultant
   (iv) M/s Nitin Deshmukh as Site Supervisor

2. We have estimated the cost of the completion to obtain Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of theproject. 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 NITIN DESHMUKH quantity Surveyor* appointed by Developer, and the assumption of the cost of material, labour and other inputs made by developer, and thesite 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-**28,00,00,000.00/-**
(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 buildings from the **"ASTYLLEN"** and **"PRISTINA"** being the Planning
Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. **28,00,00,000.00/-** (Total of TableA 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 Completion Certificate from **"ASTYLLEN"** and **"PRISTINA"** (planning Authority) is estimated at Rs**26,50,00,000.00/-** (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

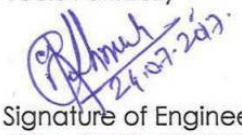
Building /Wing bearing Number **2** or called **"ASTYLLEN"** and **"PRISTINA"**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	**Rs. 23,20,00,000.00** /-
2	Cost incurred as on _____ (based on the Estimated cost)	**Rs. 1,20,00,000.00/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**5.17 %**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 22,00,00,000.00/-**
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	**Rs. -- NIL --**

TABLE B

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. 4,80,00,000.00 /-**
2	Cost incurred as on _____ (based on the Estimated cost)	**Rs. 30,00,000.00 /-**
3	Work done in Percentage (as Percentage of the estimated cost)	**6.25 %**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 4,50,00,000.00/-**
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	**Rs. -- NIL --**

Yours Faithfully



Signature of Engineer
SHRI. NITIN DESHMUKH

Date: 24-07-2017
Nagpur,

*** 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.