

FORM-2

ENGINEER'S CERTIFICATE

Date: 30th June 2017

To

Shri Atul Manharrao Yamsanwar & 2 Others,

N.K.Y Towers , Ajni Square , Wardha Road

Nagpur

Subject: Certificate of Cost Incurred for Development of Residential Layout to be Known & styled as "UNIQUE CITY ", whose Development work in Progress on Land bearing Kh. No. 43/2-4/1, 43/2-4/2, 43/2-4/3, 43/2-4/4A of Mouza; Kanholi , Tah: Hingna & Dist: Nagpur demarcated by its boundaries having cordinates NL 20°58'54.67", EL 79°00'54.67" & bounded as , North by Khasara No 43/1, East by Khasara No 44 , West By Vena River & South by -24.00 Mtr wide Road , Mouza; Kanholi , Tah: Hingna & Dist: Nagpur, PIN-, admeasuring 7.6807 Hectares (76807.82 sq.mts.) of area being developed by Shri Atul Manharrao Yamsanwar & 2 Others.

Ref: RERA Registration Number :APPLIED

Sir,

I Mahendra S. Bhandari have undertaken assignment of certifying Estimate Cost for the Subject Real Estate Project proposed to be registered under RERA, being Residential Layout to be Known & styled as "UNIQUE CITY ", whose Development work in Progress on Land bearing Kh. No. 43/2-4/1, 43/2-4/2, 43/2-4/3, 43/2-4/4A of Mouza; Kanholi , Tah: Hingna & Dist: Nagpur admeasuring 7.6807 Hectares (,

Mahendra S. Bhandari
B.E. (Civil), M.I.E., F.I.V.
Chartered Engr., Planner & Consulting Engr.
Govt. Registered Valuer CAT-I-101 of 2009
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76807.82 sq.mts.) of area being developed by Shri Atul Manharrao Yamsanwar & 2 Others. Development Agreement with Nagpur Metropolitan Region Development Authority Dtd. 18th October 2016 for said Layout Development

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

(i) Shri Ravi Choudhari Architect ;

(ii) Shri Hrishikesh Manjre as Site Supervisor

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 are based on the Drawings/plans made available to us for the project under entire work 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 Development of said Layout of the aforesaid project under reference as Rs 4.23 CRORES. 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 commencement of project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 1.98 CRORES. 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/NMRDA (planning Authority) is estimated at Rs 2.25 CRORES.

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

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TABLE A

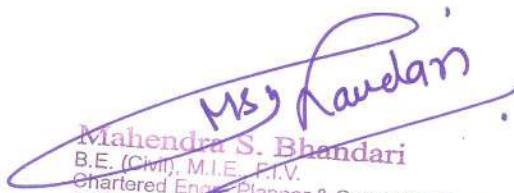
Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Development of said Residential Layout "UNIQUE CITY", as on 30/06/2017 date of Registration is	Rs. 4.23 Crores
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 1.98 Crores
3	Work done in Percentage (as Percentage of the estimated cost)	46.81%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2.25 Crores
5	Cost Incurred on Additional /Extra Items as on date not included in the Estimated Cost (Annexure A)	Rs. Nil

Mahendra S. Bhandari
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TABLE B (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 30.06.2017 date of Registration is	Rs. 4.23 Crores
2	Cost incurred as on 30.06.2017 (based on the Estimated cost)	Rs. 1.98 Crores
3	Work done in Percentage (as Percentage of the estimated cost)	46.81%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2.25 Crores
5	Cost Incurred on Additional /Extra Items as on date not included in the Estimated Cost (Annexure A)	Rs. NIL

Yours Faithfully


Mahendra S. Bhandari
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