JAVED KHAN
Chartered Civil Engineer & Contractor
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FORM - 2
ENGINEER'S CERTIFICATE

Date: 30/06/2017

To,
The Sandesh Infrastructures Pvt. Ltd,
4th floor landmark building, Above Big Bazar
Ramdaspeth, Nagpur-440010

Subject : Certificate of Cost Incurred for Development of "SANDESH CITY APARTMENTS – 1" for Construction Work of Buildings situated on the KH. No. 167/2, 168 within the limit Grampachayat Jamtha, mouza – Jamtha In Tahsil and District Nagpur demarcated by its boundaries (latitude and longitude of the end points) 21.00 N , 79.02 E, PIN : 441122 admeasuring 46335.54 sq. mts. area being developed by M/s. Sandesh Infrastructures Pvt. Ltd. Director Mr. Dilip P. Agrawal

Ref.: RERA Registration Number _____

Sir,

I Javed Khan have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being Residential Apartments situated on the **KH. No. 167/2, 168 within the limit Grampachayat Jamtha, mouza – Jamtha In Tahsil and District Nagpur** PIN 441122 admeasuring 46335.54 sq. mts. area being developed by **M/s. Sandesh Infrastructures Pvt. Ltd. Director Mr. Dilip P. Agrawal**

1. Following technical professionals are appointed by Owner / Promoters:
   i. Ar. Aditya Indurkar & Ar. Varun Deshmukh as Architect
   ii. Shri Ashish Shivarkar & Aman Kumar as Structural Consultant
   iii. Shri Madhav Narayan Joshi as MEP Consultant
   iv. Shri Javed Khan as Site Supervisor
   v. Mr. Narendra Bobde as Plumbing Consultant
   vi. Mr. Ranjan Nayak as Fire Consultant.

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

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estimated cost calculation is 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 _____ 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. 33, 68,10,953 /-. 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 Metro Region Development Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred is calculated at Rs. 32,73,05,953. The amount of Estimated Cost Incurred is calculated on the bases 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 Metro Region Development Authority (planning Authority) is estimated at Rs. 95,05,000/- .

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 Called "Stella 1, Stella 2, Stella 3 (Tower 1 & 2) & Sterling 4"

Sr No.	Particulars	Amounts
1.	Total Estimated cost of the buildings as on 30/06/2017 date of Registration is	Rs. 33,68,10,953 /-
2.	Cost Incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 32,73,05,953 /-
3.	Work done in Percentage (as percentage of the estimated cost)	97.18 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 95,05,000 /-
5.	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____ /-

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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 Work including amenities and Facilities in the layout as on 30/06/2017 date of Registration is	Rs. 35,16,05,953 /-
2.	Cost Incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 33,89,34,088 /-
3.	Work done in Percentage (as percentage of the estimated cost)	96.40 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,26,71,865 /-
5.	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____ /-

Yours faithfully
Signature & Name of Engineer

JAVED KHAN
(Licence No.: NOT APPLICABLE)

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