SANDEEP R. GAIKWAD
B.E. M. Tech. M.I.E.
Chartered Engineer
Shree Apartment Plot No. 07 Dindayal Nagar
Nagpur Mob: 97637 11372

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

Date: 23/03/2018

To
The Ekalawya Wasekar and Narendra Wasekar (Name & Address of Promoter),

Subject: Certificate of Cost Incurred for Development of Tirupati Enclave for Construction of Tirupati enclave building (MahaRERA Registration Number)situated on the Plot bearing C.N. No/CTS No./Survey no./ Final Plot no 298A/191/51/298A demarcated by its boundaries (latitude and longitude of the end points) (21°8'20.42" N 79°3'21.68" E) (21°8'26.07" N 79°3'21.54" E) (21°8'26.50" N 79°3'20.42" E) (21°8'26.97" N 79°3'20.61" E) road to the North plot no 298 to the South plot no 279 to the East road to the West of Division Nagpur village Nagpur taluka Nagpur District Nagpur PIN 440010 admeasuring 499.52sq.mts. area being developed by Ekalawya Wasekar and Narendra Wasekar

Ref: MahaRERA Registration Number P50500007836

Sir,

I Sandeep R.Gaikwad have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Tirupati Enclave Building situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot no 298A/191/51/298A of Division Nagpur village Nagpur taluka Nagpur District Nagpur PIN 440010 admeasuring 499.52sq.mts. area being developed by Ekalawya Wasekar and Narendra Wasekar

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

(i) M/s Sankalp Creations as Architect ;

(ii) M/s P.S. Patankar and associates as Structural Consultant

(iii) M/s Rajvi Electricals as MEP Consultant

(iv) Er.Sandeep R.Gaikwad 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 Er.Sandeep R. Gaikwad 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 43451210. 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 NMC Nagpur being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs 2,60,70,726/-. 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 NMC Nagpur is estimated at Rs 20422069.

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 Tirupati Enclave

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on date of Registration is	Rs.4,34,51,210/-
2	Cost incurred as on	Rs.2,60,70,726/-
3	Work done in Percentage	60%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 1,73,80484/-
5	Cost Incurred on Additional /Extra Items as on	Rs. 00/-

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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	NA
2	Cost incurred as on _____ (based on the Estimated cost)	NA
3	Work done in Percentage (as Percentage of the estimated cost)	NA
4	Balance Cost to be Incurred (Based on Estimated Cost)	NA
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA

Yours Faithfully

Signature of Engineer
(Licence No.....)

SANDEEP R. GAIKWAD
D.C.E., B.E. (Civil)
M. Tech(Structur), M.I.E.
Planner and Designer
N.I.T. LIC No: 1210
N.M.C. LIC No.: 202

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AM-060054-6
CHARTERED ENGINEER

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*** 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.

Annexure A

List of Extra / Additional Items executed with Cost

(which were not part of the original Estimate of Total Cost)