RATHI'S GROUP
Unity No: 6, Unity Gold Complex, Pulachiwadi, Near
Deccan Bus Stand, J.M Road, Pune 411004.
Mobile: +91-7620432327 Email: rathisgroup25@gmail.com

RATHI'S GROUP

FORM 2

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: 31/03/2018

To,
Mr. Sunil Laddhad / Mr. Nimish Laddhad.
01,'Manoj Building', Central Road,
Ramdashpeth Nagpur - 440010

Subject: Certificate of Percentage of Completion of Construction Work of "Sunmangal Vihar" Three No. of Building(s)/Three (Bhalchandra, Moreshwar & Sarvesh) Wing(s) of the 1st Phase of the Project [Maha RERA Registration Number P50500007042] situated on the Plot No. 1 bearing Kh. No. 04 on Final demarcated by its boundaries (latitude and longitude of the end points) Kh.No. 3 to the North, Kh.No. 6 to the South, Kh.No. 6 to the East, Khasara Boundary of Mouza Wagdhara to the West, Nagpur of Division, Village: Isasani, Taluka: Hingna, District: Nagpur. Pin - 441110 Admeasuring – 37300.00 Sq.mts. Area being developed by – Mr. Sunil Laddhad/Mr. Nimish Laddhad.

Sir,

I/ We **Rathi's Group** have undertaken assignment as Licensed Surveyor of certifying Percentage of Completion of Construction Work of "Sunmangal Vihar" Three No. of Building(s)/Three (Bhalchandra, Moreshwar & Sarvesh) Wing(s) of the 1st Phase of the Project [Maha RERA Registration Number P50500007042] situated on the Plot No. 1 bearing Kh. No. 04 on Final demarcated by its boundaries (latitude and longitude of the end points) Kh.No. 3 to the North, Kh.No. 6 to the South, Kh.No. 6 to the East, Khasara Boundary of Mouza Wagdhara to the West, Nagpur of Division, Village: Isasani, Taluka: Hingna, District: Nagpur. Pin - 441110 Admeasuring – 37300.00 Sq.mts. Area being developed by – Mr. Sunil Laddhad/Mr. Nimish Laddhad.

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

(i) M/s/Shri/Smt **Ravi Sonkusare Architects** as L.S/Architect.

(ii) M/s/Shri/Smt **Aaj Engineer** as Structural Consultant.

(iii) M/s/Shri/Smt **N.A** as MEP Consultant.

(iv) M/s/Shri/Smt **Rathi's Group** as Quantity Surveyor.

For Rathi's Group
Rathi
Proprietor

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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 **M/s Rathi's Group** 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.13,47,89,659/-** (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 N.M.R.D.A. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 10,28,25,340 /-** (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 N.M.R.D.A. (planning Authority) is estimated at **Rs.3,19,64,319 /-**(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 Three or called Wing "**Bhalchandra, Moreshwar, Sarvesh"**
(To be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is 28/07/2017	**Rs. 11,68,17,704 /-**
2	Cost incurred as on 31/03/2018 (Based on the Estimated Cost)	**Rs. 8,65,37,730 /-**
3	Work done in Percentage (As Percentage of the Estimated Cost)	**74.08 %**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 3,02,79,974 /-**
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	**Rs. Nil**

For Rathi's Group
Rathi
Proprietor

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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 28/07/2017	**Rs. 1,79,71,955 /-**
2	Cost incurred as on 31/03/2018 (Based on the Estimated Cost)	**Rs. 1,62,87,610 /-**
3	Work done in Percentage (As Percentage of the Estimated Cost)	**90.63 %**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 16,84,345 /-**
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	**Rs. Nil**

Yours Faithfully,

For Rathi's Group

Rathi

Proprietor

Signature of Engineer

*** 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)