



JAVED KHAN

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FORM - 2 ENGINEER'S CERTIFICATE

Date: 30/06/2017

To,
Garg Hotels & Real Estate Pvt. Ltd.
Shivnarayan Bhavan, P.S. Agrawal Marg,
Santra Market, Nagpur.

- **Subject : Certificate of Cost Incurred for Development of Royal Sandesh Dawa Bazar for Construction Work of Building situated on the Plot Bearing No. / Survey No. / Nazul Plot No. 44,45,46,47,51 Bearing C.S. No. 150,151,152, Sheet No. 194, Mouza Nagpur, Jail godown Road, Nagpur. demarcated by its boundaries (latitude and longitude of the end points 21.15,79.09) Road to the North, Property bearing CTS No. 140 to the South, Road to the East, Road to the West of Division Nagpur, village Nagpur, taluka Nagpur, District Nagpur, PIN 440018 admeasuring 2674.50 sq.mts. area being developed by Garg Hotels & Real Estate Pvt. Ltd.**

Ref.: RERA Registration Number _____

Sir,

I JAVED AHMAD KHAN have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being Building situated on the Plot Bearing No. / Survey No. / Nazul Plot No. 44,45,46,47,51 Bearing C.S. No. 150,151,152, Sheet No. 194, of Division Nagpur, village Nagpur, taluka Nagpur, District Nagpur, PIN 440018 admeasuring 2674.50 sq.mts. area being developed by Garg Hotels & Real Estate Pvt. Ltd.

1. Following technical professionals are appointed by Promoters:



Javed Khan
30/6/2017

- i. Shri Aditya Indurkar & Ar. Varun Deshmukhas Architect.
 - ii. M/s ArunUttarwar and Associates as Structural Consultant.
 - iii. Shri Ram Karhu as MEP Consultant.
 - iv. Shri. Javed Khan as Civil Engineer..
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 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 of the aforesaid project under reference as Rs. 26,57,86,215 (Rupees Twenty six crore Fifty seven lakhs eight six thousand & two hundred & fifteen Only). 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 Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred is calculated at Rs.5,73,00,292/-. The amount of Estimated Cost Incurred is calculated on the bases of amount of Total Estimated Cost.

The Balance cost of Completion of the Civil, MEP and Allied works of the Building of the subject project to obtain Occupation Certificate / Completion Certificate from Nagpur Municipal Corporation (planning Authority) is estimated at Rs20,84,85,923/-.

5. 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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30/6/17

TABLE -A

Building called Royal Sandesh Dawa Bazar

Sr No.	Particulars	Amounts
1.	Total Estimated cost of the building as on 30/06/2017 date of Registration is	Rs. 26,57,86,215/-
2.	Cost Incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 5,73,00,292/-
3.	Work done in Percentage (as percentage of the estimated cost)	21.56%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 20,84,85,923 /-
5.	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____ /-

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. 27,29,20,215/-
2.	Cost Incurred as on 30-06-2017 (based on the Estimated cost)	Rs. 5,81,57,896 /-
3.	Work done in Percentage (as percentage of the estimated cost)	21.31%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 21,47,62,319/-
5.	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____ /-

Yours faithfully

JAVED KHAN (Licence No: NOT APLICABLE)

Signature of Engineer



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30/6/17