PRANIL KACHOLE
LICENSE NO. – NMC/L – 708

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 : 31/12/2017

To

The _ Rachana Developers.,
4th floor, LOTUS,WHC Road, Dharampeth,
(Gorepeth layout), between coffee house square &
Law college square, Nagpur(Maharashtra)

Subject : Certificate of Cost Incurred for Development of Rachana Samruddhi project situated on the KH no 9/3 B Mouza – Pipla , Nagpur as per sanctioned plan, demarcated by its boundaries Remaining Portion of KH no 9/3 and KH no 6 beyond to the North, KH no 9/2 to the South, Pandhan to the East & KH no 8 to the West of Division- Nagpur, village- Pipla , Taluka- Nagpur(Rural), District – Nagpur PIN - 440034 measuring 10500 sq.mts. area being developed by Rachana Developers.

Ref :- RERA Registration Number _(P50500008630)

Sir,

I Mr. Pranil Ruprao Kachole have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being Rachana Samruddhi project situated on the KH no 9/3 B ,Mouza – Pipla , Nagpur as per sanctioned plan, demarcated by its boundaries Remaining Portion of KH no 9/3 and KH no 6 beyond to the North, KH no 9/2 to the South, Pandhan to the East & KH no 8 to the West of Division- Nagpur, village- Pipla , Taluka- Nagpur(Rural), District – Nagpur PIN - 440034 measuring 10500 sq.mts. area being developed by Rachana Developers.

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) M/s Ulhas mude & Associates, Nagpur as L. S. / Architect ;
   (ii) M/s P.S. Patankar & Associates, Nagpur as Structural Consultant ;
   (iii) M/s Zopate electrical consultants pvt ltd, Pune as Electrical Consultant ;
   (iv) Shri Sudhakar V. koli as Quantity Surveyor ;

R/O, ROW HOUSE NO. 14 – A, RACHANA SAYANTARA, PHASE – 2,
NEAR VAYUSENA NAGAR, HAJARIPAHAD, NAGPUR - 440007

2. We have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied works, 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 shri Sudhakar. V. koli quantity Surveyor* appointed by Developer, 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 Wings A4,A3,A2&A1 of the aforesaid project under reference as Rs. 19,91,48,354.
4. The estimated Total Cost of project is with reference to the Civil, MEP and allied works (Excluding on site expenditure & overhead cost) for required to be completed for the purpose of obtaining occupation Certificate/ Completion certificate for the building from the Nagpur Improvement Trust, Nagpur being the planning Authority under whose jurisdiction the aforesaid project is being implemented.
5. The Estimated Cost Incurred till date is calculated at Rs. 1,37,34,663 the amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
6. 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 Improvement Trust (planning Authority) is estimated at Rs. 18,54,13,691.
7. 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

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

Wing A4

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Building as on date of Registration is	Rs.1,10,53,222/-
2	Cost incurred as on 31/12/2017 (Based on the Estimated Cost)	Rs.1,04,69,829/-
3	Work Done in percentage (As Percentage of the estimated Cost)	94.72% (Work completed occupancy received for Wing A4)
4	Balance cost to be Incurred (Based on Estimated Cost)	Rs.5,83,393/-

5	Cost Incurred on Additional / Extra Items as on 31/12/2017not included in the Estimated Cost	NA

Wing A3

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Building as on date of Registration is	Rs.1,31,82,660/-
2	Cost incurred as on 31/12/2017 (Based on the Estimated Cost)	0
3	Work Done in percentage (As Percentage of the estimated Cost)	0%
4	Balance cost to be Incurred (Based on Estimated Cost)	Rs.1,31,82,660/-
5	Cost Incurred on Additional / Extra Items as on 31/12/2017not included in the Estimated Cost	NA

Wing A2

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Building as on date of Registration is	Rs.7,82,22,336/-
2	Cost incurred as on 31/12/2017 (Based on the Estimated Cost)	0
3	Work Done in percentage (As Percentage of the estimated Cost)	0%

4	Balance cost to be Incurred (Based on Estimated Cost)	Rs.7,82,22,336/-
5	Cost Incurred on Additional / Extra Items as on 31/12/2017not included in the Estimated Cost	NA

Wing A1

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Building as on date of Registration is	Rs.9,03,27,636/-
2	Cost incurred as on 31/12/2017 (Based on the Estimated Cost)	0
3	Work Done in percentage (As Percentage of the estimated Cost)	0%
4	Balance cost to be Incurred (Based on Estimated Cost)	Rs.9,03,27,636/-
5	Cost Incurred on Additional / Extra Items as on 31/12/2017not included in the Estimated Cost	NA

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 (Excluding onsite expenditure & overheads) as on date of Registration is	Rs.63,62,500/-

2	Cost incurred as on 31/12/2017 (Based on the Estimated Cost)	Rs.32,64,834/-
3	Work Done in percentage (As Percentage of the estimated Cost)	51.31%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.30,97,666/-
5	Cost Incurred on Additional / Extra Items as on 31/12/2017 not included in the Estimated Cost	NA

Yours Faithfully

Signature of Engineer

(Licence No. NMC/L-708)