

L. B. KUKDE

B.E. CIVIL, M.TECH.

STRUCTURE

ARCHITECT/ENGINEER

NMC LIC NO. 601

NIT LIC NO. 2545

CONSULTING STRUCTURE DESIGNER

PLOT NO. 22, JUNA SUBHEDAR LAY-OUT, NEAR TUKADOJI PUTALA, NAGPUR.

**FORM-2 [see Regulation 3]
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:

To

OAK Buildtech India LLP
4th Floor, OAK Insignia,
House No. 167, Ravindranath Tagore Road,
Civil Lines, Nagpur – 440001.

Subject: Certificate of Cost Incurred for Development of OAK Serenade for Construction of a building situated on the Plot No. 21, City Survey No. 68/1, Corporation House No. 892/A, Ward No. 63, Sheet No. 198/12 demarcated by its boundaries Latitude N21°10'1.3769" and Longitude E79°5'17.4611" bounded by North: Ananda Apartment, South: Land of Shri Manohar Apartment and Jagmohan Suri, East: Madhava Apartmet, West: Road of Division Nagpur, village Wadpakhad, Taluka Nagpur, District Nagpur, PIN 440004 admeasuring 1078.037 sq.mts. area being developed by OAK Buildtech India LLP.

Ref: MahaRERA Registration Number _____

Sir,

I L.B. Kukade have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under MahaRERA, being Building situated on Plot No. 21, City Survey No. 68/1, Corporation House No. 892/A, Ward No. 63, Sheet No. 198/12 of Division Nagpur, village Wadpakhad, Taluka Nagpur, District Nagpur, PIN - 440004 admeasuring 1078.037 sq.mts. area being developed by M/S. OAK Buildtech India LLP.

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

(i) Mr. Nitin Balram Dandekar as L.S. / Architect;/Engineer

(ii) Shri P S Patankar as Structural Consultant;

(iii) M/s /Shri / Smt _____ as MEP Consultant

(iv) Shri Nandkishor Aglawe as Quantity Surveyor *

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 Nandkishor Aglawe 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. 4,43,00,000/- (Rupees Four Crores Forty Three Lacs Only) (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 Nagpur Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.1,59,00,000/- (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 Nagpur Municipal Corporation (planning Authority) is estimated at Rs2,84,00,000/- (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 called OAK Serenade

(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 29 th July, 2017 date of Registration is	Rs. 4,43,00,000/-
2	Cost incurred as on 29 th July, 2017	Rs. 1,59,00,000/-

	(based on the Estimated cost)	
3	Work done in Percentage (as Percentage of the estimated cost)	35.89%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,84,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	---

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 29 th July, 2017 date of Registration is	Rs.4,43,00,000/-
2	Cost incurred as on 29 th July, 2017 (based on the Estimated cost)	Rs.1,59,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	35.89%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.2,84,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	---

Yours Faithfully

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


I. B. KUKDE
B.E. Civil, M. Tech (Structure)
Architect / Engineer
NMC Lic. No. 601
NIT Lic. No. 2545
Consulting Structure Designer

* 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)