DEVESH H. WARHADE
Civil Engineer
PWD Licence Case No. 102/Bldg-2

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

Date: 25/07/2017

To
M/s. Shri Jalaram Dugdha Kendra,
65, Triveni Sardar Patel Timber Market,
Ghat Road,
Nagpur-440 003.

Subject: Certificate of Cost Incurred for Development of "Jalaram Mangalam" for Construction of **1 (ONE)** No. of Building 1 (One) Wing(s) of the 3 (Three) Phase of the Project [MahaRERA Registration Number] situated on the Plot bearing **Survey no 473 & 858,** demarcated by its boundaries (latitude and longitude of the end points) Road to the North Fire Staircase to the South **Kh.No.76/1** to the East **Kh.No.75** to the West of Division **Mouza : Digdoh** taluka **Hingna** District **Nagpur** PIN 440016 admeasuring **5052.209 sq.mts.** area being developed by Shri Jalaram Dugdha Kendra.

Ref: MahaRERA Registration Number _____

Sir,

I **Devesh H. Warhade** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being 1 (One) Building 1 (One) Wing(s) of 3 (Three) Phase situated on the plot bearing Survey **473 & 858, Mouza : Digdoh** taluka **Hingna** District **Nagpur** PIN 440016 admeasuring **5052.209 sq.mts.** area being developed by Shri Jalaram Dugdha Kendra.

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

(i) **Shri Ar.Ravindra Sonkusar (Of RSA)** as Architect ;

(ii) **Shri Er.Ganesh Kamath** as Structural Consultant

(iii) **Shri Narendra Bobde** as MEP Consultant

(iv) **Shri Abhineet Chopda** 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 **Shri Abhineet Chopda** 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 building(s) of the aforesaid Project under reference as Rs. **31,00,00,000/-**(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 Improvement Trust (Metro)** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. **5,95,00,000/-** (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 Improvement Trust (Metro)** (planning Authority) is estimated at **Rs.25,05,00,000/-**(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 /Wing bearing Number **1 (One)** or called **Jalaram Mangalam**
(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 25/07/2017 of Registration is	**Rs. 31,00,00,000/-**
2	Cost incurred as on 25/07/2017 (based on the Estimated cost)	**Rs. 5,95,00,000/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**19 %**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 25,05,00,000/-**
5	Cost Incurred on Additional /Extra Items as on 25/07/2017 not included in the Estimated Cost (Annexure A)	**Rs. Nil**

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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 25/07/2017 of Registration is	**Rs.31,00,00,000/-**
2	Cost incurred as on 25/07/2017 (based on the Estimated cost)	**Rs. 5,95,00,000/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**19 %**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 25,05,00,000/-**
5	Cost Incurred on Additional /Extra Items as on 25/07/2017 not included in the Estimated Cost (Annexure A)	**Rs. Nil**

Yours Faithfully



(Devesh H. Warhade)
Signature of Engineer
(Licence No Case No.102/Bldg-2)

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