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

Date: 10/07/2021

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

Subject : Certificate of Percentage of Completion of Construction Work of **1 (ONE)** No. of Building(s) of the **Single** Phase of the Project **JALARAM MANGALAM P50500009887** situated on the Plot No. Khasra No. **76/2,** City Survey no **473 & 858,** demarcated by its boundaries **Hingna Road** to the North **Public Road** to the South **Field of Khuller** to the East **Nala** to the West of Village **Digdoh** Taluka **Hingna** District **Nagpur PIN 440028** admeasuring **5,052.209 sq.mts.** area being developed by **Shri Jalaram Dugdha Kendra**

Sir,

I **NITIN M. ZADE** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under Maha RERA, being 1 (One) Building 1 (One) of the **Single** Phase situated on the plot bearing Survey **473 & 858, Mouza : Digdoh** taluka **Hingna** District **Nagpur** PIN 440016 admeasuring **5,052.209 sq.mts.** area being developed by **Shri Jalaram Dugdha Kendra**.

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

(i) **Shri Sandeep Pandit** as Architect :

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

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

(iv) **Shri Abhineet Chopda** 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 **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.31,02,38,000/-**(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 Metropolitan Region Development Authority** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till **31st March, 2021** is calculated at **Rs. 27,50,00,000/-** (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 Metropolitan Region Development Authority** (planning Authority) is estimated at **Rs.3,52,38,000/-**(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 ~~A~~Wing bearing Number **1 (One)** or called **Jalaram Mangalam**

Sr. No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on **31/03/2021**	**29,00,00,000/-**
2	Cost incurred as on **31st March, 2021** (based on the Estimated cost)	**26,00,00,000/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**89%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs.3,00,00,000**
5	Cost Incurred on Additional /Extra Items as on **31st March, 2021** not included in the Estimated Cost (Annexure A)	**Nil**

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts (Rs.)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on **31/03/2021**	**2,02,38,000/-**
2	Cost incurred as on **31/03/2021** (based on Estimated cost)	**1,50,00,000/-**
3	Work done in Percentage (as % of the estimated cost)	**74%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**52,38,000/-**
5	Cost Incurred on Additional /Extra Items as on **31st March, 2021** not included in the Estimated Cost	**NIL**

Yours Faithfully

(NITIN M. ZADE)
Signature of Engineer
Licence No.NIT -2445,
NMC - 573

Nitin M. Zade
Consulting Civil Engineer
NMC Lic No.:573
NIT Lic No :2445

*** 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)