The Maharashtra Real Estate Regulatory Authority (General) Regulations, 2017

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: 8-9-2017

To

Ground margin to Wan Park-I

The Golden Park I

Manewada Bela Road Nagpur

(Name and address of Promoter)

Subject: Certificate of Cost Incurred for Development of [Project Name] for Construction of (Ground) No. of Building(s)/ One Wing(s) of the Phase [MahaRERA Registration Number] situated on the Plot bearing C.N. No/ CTS No./ Survey No. / Final Plot No. 75 demarcated by its boundaries (latitude and longitude of the end points) final point to the North Final point to the South Point 1 to the East _____ To the West Of_____ Division _____ Village Manewada Taluka Hingna District Nagpur PIN_____ admeasuring sq. mts. area being developed by [Promoter's]

Ref: MahaRERA Registration Number_____

Sir,

I/We Transform Software P. Ltd. have undertaker assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being _____ Building (s)/ Ground / _____ Wing (s) of the Phase situated on the plot bearing C.N. No / CTS No. / Survey No. / Final Plot No. 75 of Division _____ village Manewada Taluka Nagpur District Nagpur PIN 440027 admeasuring 1997.00 sq.mts area being developed by (Owner/Promoter's)

1. Following technical professionals are appointed by Owner/Promoter:-
   - i. M/s/Shri/Smt _____ as L.S./ Architect;
   - ii. M/s/Shri/Smt Transform Software as Structural Consultant;
   - iii. M/s/Shri/Smt Do as MEP Consultant;
   - iv. M/s/Shri/Smt _____ as Quantity Surveyor;

Siddhi Vinayak MEP Consultants Electrical Consulting PUNE

1. 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 _____ 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.

2. We estimate Total Estimated Cost of completion of the Building(s) of the aforesaid project under reference as Rs. 9.25 Crore (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 NMC being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

Nagpur Municipal Corporation

3. The Estimated cost incurred till date is calculated at Rs. 9.25 Cr (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

4. 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 NMC (Planning Authority) is estimated at Rs. NIL (Total of table A and B).

5. I certify the cost of the Civil, MEP and allied work for the aforesaid project as computed on the date of this certificate is as given in Table A and B below:

TABLE -A

Building/Wing bearing Number ____ or called GOLIAD
(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 [illegible] Date of registration	Rs. [illegible]
2	Cost incurred as on [illegible] (based on the Estimated cost)	Rs. [illegible]
3	Work done in Percentage (as Percentage of the Estimated cost)	[illegible] %
4	Balance Cost to be incurred (Based on Estimated cost)	Rs. [illegible]
5	Cost incurred on Additional/ Extra items as on _____ not included in the Estimated Cost (Annexure A)	Rs. [illegible]

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 Project as on [illegible] Date of Registration	Rs. [illegible]
2	Cost incurred as on [illegible] (based on the Estimated cost)	Rs. [illegible]
3	Work done in Percentage (as Percentage of the Estimated cost)	[illegible] %
4	Balance Cost to be incurred (Based on Estimated cost)	Rs. [illegible]
5	Cost incurred on Additional/ Extra items as on _____ not included in the Estimated Cost (Annexure A)	Rs. [illegible]

Yours faithfully

Signature of Engineer
License No. [illegible]

[illegible]

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*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 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 an estimated cost any division in quantity required for development of the real estate project will result amendment of the cost inquired / to be inquired.
5. All components of work with specification are indicative and not exhaustive.

Annexure A

List of Extra / additional items executed with Cost

(Which were not part of the original estimated of total cost)