Annexure – B

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: .31/03/2021.

To,
The Maruti Infrastructure,
Maruti Aspire, Plot No.97,
Ganesh Nagar Road Nandanvan,
Nagpur 440009.

Subject: Certificate of Cost Incurred for Development of **Maruti Infrastructure** for residential purpose **having Khate No.132, P.H.No.45, Kh No 68, Mauza-Sukli(Gupchup),Tahsil-Hingna, Dist-Nagpur (latitude and longitude of the end points)**

On East	Shri Waghmare Field and HingnaGumgaon Road
On West	Shri Badwaiks field (Kh. No. 70)
On North	Shri Waghmare Field (Kh. No.69)
On South	Shri Fulzales Field (Kh.No.63)

Village –Sukli (Gupchup), Tahsil –Hingna, District – Nagpur Pin 441 110 admeasuring 2,994 Sq. mtr. area being developed **by M/s. Maruti Infrastructure (Through Partner Mr. Akash Kanoje)**

M/s. Maruti Infrastructure Lakadganj, Nagpur

Sir,

1. I/We **Mr. Akash Kanoje**, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA bearing, being-1 Building(s)/ Wing(s) of **Maruti Infrastructure**the First Phase situated having MahaRERA **registration number P52100031791** having **Khate No.132,Kh No 68 Mauza-Sukli (Gupchup) bearing P.H.NO.45** admeasuring 2,994 sq.mts. area being developed **by M/s. Maruti Infrastructure (Through Partner Mr. Akash Kanoje)**

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 Er. Gajendra Ingle 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. 3,54,15,632**/-(Total of Table A & 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 Nagpur Metropolitan Region Development Authority (NMRDA) Project Approving Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated **at Rs. 1, 38, 71,936.16/-**(Total of Table A & 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 Nagpur Metropolitan Region Development Authority (NMRDA) is estimated at **Rs. 2,15,43,696/-**Total of Table A & B).

5. 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:

M/s. Maruti Infrastructure Lakadganj, Nagpur

TABLE A

Layout Plan or called - SHREE RAM APARTMENT

(to be prepared separately for each Building Ailing of the Real Estate Project)

Sr. No	Particulars	Amounts (in Lacs)
1.	Total Estimated Cost of Building/Wing as on 31/03/2021 date of Registration.	Rs. 3,54,15,632/-
2	Cost incurred as on 31/03/2021 (based on the Estimated cost)	Rs. 1,38,71,936.16/-
3.	Work Done in Percentage (as percentage of the Estimated Cost)	39.16%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,15,43,696/-
5.	Cost Incurred on Additional/Extra Items (i.e. additional cost incurred for interest cost) as on 31/03/2021not included in Estimated Cost	Nil

TABLE B

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

S. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31/03/2021 date of Registration	
2	Cost Incurred as on 31/03/2021(based on the Estimated Cost)	
3	Work Done in Percentage (as Percentage of the Estimated Cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Nil
5	Cost Incurred on Additional Extra Items as on 31/03/2021	Nil

Er. Gajendra Ingle
Engineer
License Number : APL/01002

Agreed & Accepted by

G. M. INGLE
Architect/Engineer
Mire Lay-Out.
NIT No.——
NMC No.APL/01002

M/s. Maruti Infrastructure Lakadganj, Nagpur

Signature of Promoter

M/s. Maruti Infrastructure Lakadganj, Nagpur

Name: **Maruti Infrastructure (Through Partner Mr. Akash Kanoje)**
Date: 31/03/2021

Note

I . The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement for Sale.

2, (*) Quantity surveyor 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 survivor being appointed by developer. The name has to be mentioned at the place marked(*) and in case of quantity are being calculated by office of engineer, the name of the person the office of engineer who is responsible for the quantity should be mentioned at the place marked (*).

3.(**) Balance cost incurred (4) may vary from difference between Total Estimated Cost (1) and Actual cost incurred (2) due to due to deviation in quantity required/escalation cost etc. As this is an estimated cost , any deviation in the quantity required for development of the Real Estate Project will result in the amendment of the cost incurred/ to be incurred

4. All components of work with specification are indicative and not exhaustive.

5. Please specify if there are any deviations/ qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

Table C

List of Extra/Additional/ Deleted items considered in Cost
(which were not part of the original estimate of Total Cost)

Sr. No.	List of Extra/Additional/ Deleted Items	Amount (in Rs.)