

**Address : 37, Mohata Market, Below Union Bank of India, Wardha.
402, Vignesh Square, Opposite Dinanath School, Dhantoli, Nagpur**

FORM - 2**[See Regulation 3]****ENGINEER'S CERTIFICATE**

To,

Sau.Vandana DinkarRao Bhoyar

Address: Khadse Layout, opposite Diagahwane hospital

Layout to be named as "VandanaVihar",

S.No.11 &12, Mouza-Inzapur, Tah.& Dist. Wardha.

Subject:Certificate of Cost Incurred for Development of **Residential layout on S.No.**

11,12havingMahaRERA Registration Number **P50400077971** being

developed by **Sau. Vandana DinkarRao Bhoyar**

Sir,

I, **Rahul A. Rathi** have undertaken assignment of certifying Estimated Cost for **Residential**

layout on S.No.11 & 12 having MahaRERA Registration Number **P50400077971** being

Developed by**Sau. Vandana Dinkar RaoBhoyar**

1. We have estimated the cost of civil, MEP and Allied Works required for the completion of the apartments & proportionate completion of Internal & External works of the project as per the specifications mentioned in the Agreement of Sale. Our estimated cost calculations are based on the Drawings / Plans made available to us for the Project under Reference by the Developers / Consultants. The Schedule of Items & Quantity required for the entire work as calculated by **Rahul A. Rathi** Quantity Surveyor appointed by the Developer / Engineer, the assumption of the cost material, labor& other inputs made by the Developer, and the Site Inspection carried out by us to ascertain / confirm the analysis given to us.
2. We estimate Total Estimated Cost of completion of the aforesaid project mentioned under reference at **Rs.60,00,000/-**(Total of Table A & B) at the time of Registration. The estimated Total Cost of Project is with reference to the Civil, MEP & Allied Works completion of the apartments & proportionate completion of Internal & External works, as per the specifications mentioned in the Agreement of Sale & for the purpose obtaining Occupation Certificate / Completion Certificate for

the Building(s) / Wing(s) / Layout / Plotted Development from the **Grampanchayat- Inzapur & SDO & TP- Wardha**. Being the planning authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated to **Rs.18,00,000/-** (Total of Table A & B). The Amount of Estimated Cost Incurred is calculated on the basis of input materials / services used & unit cost of these items.
4. The Balance Cost of completion of Civil, MEP & Allied Works for apartments & proportionate completion of Internal & External works, as per the specifications mentioned in the Agreement of Sale, of the aforesaid project is estimated **Rs.60,00,000.00** (Total of Table A & B).
5. I certify that the cost of Civil, MEP & Allied Work for apartments & proportionate completion of Internal & External works, as per the specifications mentioned in the Agreement of Sale, of the aforesaid project as completed on the date of this certificate is as given in Table A & B below:

TABLE – A

Building / Wing / Layout / Plotted Development bearing Number _____ or called _____
(to be prepared separately of each Building / Wing / Layout / Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Building / Wing / Layout / Plotted Development as on date of Registration is	N.A.
2.	Cost Incurred as on date of Certificate	N.A.
3.	Work Done in Percentage (as Percentage of Estimated Cost)	N.A.
4.	Balance Cost to be Incurred ** (based on Estimated Cost)	N.A.
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table – C)	N.A.

TABLE – B

Internal & External Development Works in respect of Registered Phase

Sr. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Internal & External Development Works including amenities & facilities in the Layout as on date of Registration is	Rs.60,00,000.00
2.	Cost Incurred as on date of Certificate	Rs. 18,00,000.00
3.	Work Done in Percentage (as Percentage of Estimated Cost)	30 %
4.	Balance Cost to be Incurred ** (based on Estimated Cost)	Rs.42,00,000.00

5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table – C)	Nil
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Yours Faithfully,

Engineer
Rahul A. Rathie
CAT-VII-283-19-20
Date:31/12/2024

FOR RATHI & ASSOCIATES
Rathi
RAHUL A. RATHI
B.TECH (CIVIL) (MECH.) A.M.I.E., A.I.V.
CHARTERED ENGINEER AM152776
APPROVED VALUER L-21641

Agreed & Accepted by:

सु. वंन. दि. मेपर
Name & Sign of Promoter

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time as per specifications mentioned in the agreement to sale.
2. (*) Quantity Survey can be done by the office of Engineer or can be done by the independent Quantity Surveyor, who's Certificate of Quantity Calculated, can be relied on by Engineer. In case of independent Quantity Surveyor being appointed by developer, the name has to be mentioned at the place of marked (*) & In case quantity are being calculated by office of Engineer, the name of person in the office of Engineer, who is responsible for quantity calculated should be mentioned at the place marked (*).
3. (**) Balance Cost to be Incurred (4) may vary from difference between Total Estimated Cost (1) & actual cost incurred (2) due to deviation in the quantity required / escalation of cost etc. As this is an Estimated Cost any deviation quantity required for Development of Real Estate Project will result in an amendment of the cost incurred / to be incurred.
4. All components of work with specification are indicative & not exhaustive.
5. Please specify if there any deviations / qualifications. Example: Any deviation in input material used from specifications in Agreement of Sale.

TABLE – C

List of Extra / Additional /Deleted Items considered in the cost
(Which were not parts of the original Estimate of Total Cost)

Sr. No.	List of Extra / Additional /Deleted Items	Amount (in Rs.)
1.	Entire Scope of work is covered in the estimate	Nil