**SANGHI CONSULTING ENGINEERS (I) PVT. LTD.**
PROJECT MANAGEMENT | ARCHITECTURE | M.E.P | VALUATION
56, Shivaji Nagar, Nagpur –440010 TEL –0712-2249225
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**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: 01.10.2021

To

TheRadhaMadhav Developers
125, Ward No. 3, Abhyankar Road,
Sitabuldi, Nagpur – 440 012.

**Subject: Certificate of Cost Incurred for Development of Vrindavan – Gokul for Construction of 4 building(s) /Wing(s) situated on the Plot bearing C.N. No/CTS No./Survey no. 38 of Mouza – Wagdhara, Tah.-Hingna, Dist.- Nagpur.**

**demarcated by its boundaries**

**THE CO-ORDINATES OF SITE**

| SITE | LATITUDE | LONGITUDE | M.S.L. IN METER |
|---|---|---|---|
| CORNER A | 21°00'34.60"N | 79°00'42.48"E | 280.00 |
| CORNER B | 21°00'32.43"N | 79°00'44.09"E | 280.00 |
| CORNER C | 21°00'36.35"N | 79°00'44.98"E | 279.00 |
| CORNER D | 21°00'36.86"N | 79°00'43.95"E | 279.00 |

**to the North-** Nallah&Servey no. 248, **to the South** –Nallah, **to the East** -Survey No. 39, **to the West**-Survey No. 37, **of village– Wagdhara, taluka – Hingna, District-Nagpur, PIN – 441122, admeasuring 17000.00 sq.mts. area being developed by M/s RadhaMadhav Developers.**

SUSHIL SANGHI
Chartered Engineer, Reg. No. AM/82114/7
Govt. Reg. Valuer - Cat. VII/115/2010-11
Approved Valuer, Reg. No. F-10256
56, Shivaji Nagar, Nagpur - 440 010

**Ref: MahaRERA Registration Number P50500000854**

Sir,

IM/s. Sanghi Consulting Engineers India Pvt. Ltdhave undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 4 Building(s), Wing(s) – A, B, C, D situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot no. 38 of village- Wagdhara,taluka- Hingna, District – Nagpur, PIN – 441122, admeasuring 17000.00 sq.mts. area being developed by M/s RadhaMadhav Developers.

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

(i) M/s. Sanghi Consulting Engineers India Pvt. Ltdas L.S. / Architect;

(ii) M/s. Sanghi Consulting Engineers India Pvt. Ltdas Structural Consultant

(iii) M/s. Sanghi Consulting Engineers India Pvt. Ltd as MEP Consultant

(iv) ShriKrunalBhannareas 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 ShriKrunalBhannare 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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs.46,99,54,010.93/- (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 NMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.29,75,85,424.24 /-(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 NMRDA (planning Authority) is estimated at Rs. **17,23,68,586.69** /- 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 called A, B, C, D**

| **Wing A** | | |
|---|---|---|
| Sr. No. | Particulars | Amounts |
| 1 | Total estimated cost of the building/ wing as on..... Date of registration is | Rs. 99009784.75/- |
| 2 | cost incurred as on ..... (based on the estimated cost) | 8,79,99,896.69 /- |
| 3 | Work done in percentage (as percentage of the estimated cost) | 88.88% |
| 4 | Balance cost to be incurred (based on estimated cost) | Rs. 1,10,09,888.06/- |
| 5 | Cost incurred on additional/ extra items as on ..... Not included in the estimated cost (Annexture A) | 0 |

| **Wing B** | | |
|---|---|---|
| Sr. No. | Particulars | Amounts |
| 1 | Total estimated cost of the building/ wing as on..... Date of registration is | Rs. 97949832.14/- |
| 2 | cost incurred as on ..... (based on the estimated cost) | Rs. 6,69,29,120.30 /- |
| 3 | Work done in percentage (as percentage of the estimated cost) | 68.33% |

| | | |
|---|---|---|
| 4 | Balance cost to be incurred (based on estimated cost) | Rs. 3,10,20,711.84/- |
| 5 | Cost incurred on additional/ extra items as on …….. Not included in the estimated cost (Annexture A) | 0 |

| Wing C | | |
|---|---|---|
| Sr. No. | Particulars | Amounts |
| 1 | Total estimated cost of the building/ wing as on…….. Date of registration is | Rs.97949832.14/- |
| 2 | cost incurred as on …….. (based on the estimated cost) | Rs. 5,85,44,614.67 |
| 3 | Work done in percentage (as percentage of the estimated cost) | 59.77% |
| 4 | Balance cost to be incurred (based on estimated cost) | Rs.3,94,05,217.47/- |
| 5 | Cost incurred on additional/ extra items as on …….. Not included in the estimated cost (Annexture A) | 0 |

| Wing D | | |
|---|---|---|
| Sr. No. | Particulars | Amounts |
| 1 | Total estimated cost of the building/ wing as on…….. Date of registration is | Rs.105044561.9/- |
| 2 | cost incurred as on …….. (based on the estimated cost) | 4,90,13,792.58 /- |

| | | |
|---|---|---|
| 3 | Work done in percentage (as percentage of the estimated cost) | 46.66% |
| 4 | Balance cost to be incurred (based on estimated cost) | Rs. 5,60,30,769.32/- |
| 5 | Cost incurred on additional/ extra items as on …….. Not included in the estimated cost (Annexture A) | 0 |

**TABLE B**

| Sr. No. | Particulars | Amounts |
|---|---|---|
| 1 | Total estimated cost of the Internal & External Development Works including amenities and facilities in the layout as on …….. Date of registration is | Rs. 7,00,00,000/- |
| 2 | cost incurred as on …….. (based on the estimated cost) | Rs. 3,50,98,000/- |
| 3 | Work done in persentage (as persentage of the estimated cost) | 50.14% |
| 4 | Balance cost to be incurred (based on estimated cost) | Rs. 3,49,02,000/- |
| 5 | Cost incurred on additional/ extra items as on …….. Not included in the estimated cost (Annexture A) | Rs. 0 |

Yours Faithfully

Signature of Engineer

(License No……)

SUSHIL SANGHI
Chartered Engineer, Reg. No. AM/82114/7
Govt. Reg. Valuer - Cat. VII/115/2010-11
Approved Valuer, Reg. No. F-10256
56, Shivaji Nagar, Nagpur - 440 010

*** 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