

**YOGESH METANGLE
CONSULTANT ENGINEER
(KULSWAMINI PALACE, PLOT NO.20, OMKAR NAGAR, NAGPUR)**

**FORM-2
ENGINEER'S CERTIFICATE**

Date: 30/11/2017

To
The Tarangan Infraventurs Private Limited
269, Pioneer House,
Bajaj Nagar,
Nagpur

Subject: Certificate of Cost Incurred for Development of Pioneer Tulip for Construction of Residential building (MahaRERA Registration Number: P50500000300) situated on the Plot bearing Survey no. Plot No. 9 CTS No. 648 Kh No. 178,166,167 & 168 Mouza: Jaitalal demarcated by its boundaries (latitude and longitude of the end points) 12 Meter wide Road to the North Plot No.15 & 16 to the South Plot No.10 to the East Kh No.95,165 &168 to the West of Division Nagpur village Nagpur Taluka Nagpur District Nagpur PIN 440016 admeasuring 2808.37 sq.mts. area being developed by Tarangan Infraventures Private Limited

Ref: MahaRERA Registration Number (P50500000300)

Sir,

I Yogesh Metangle have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Residential Building situated on the plot bearing C.N. No/CTS No. Survey no. 648 kh No. 178,166,167 & 168 Mouza: Jaitala of Division Nagpur village Nagpur Taluka Nagpur District Nagpur PIN 440016 admeasuring 2808.37sq.mts. area being developed by Tarangan Infraventures Private Limited

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

- (i) M/s Emanate Design as L.S. / Architect;
- (ii) Shri P.S.Patankar as Structural Consultant
- (iii) Shri K.B Sahu 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

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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 me as a quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labor 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 11,57,33,678 (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 Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs (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 Municipal Corporation (planning Authority) is estimated at Rs 7,07,79,014 (Total of Table A and B).

6. I certify that the Cost of the Civil 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 called Pioneer Tulip

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30/11/2017 date of Registration is	Rs.11,23,86,660
2	Cost incurred as on 30/11/2017 (based on the Estimated cost)	Rs. 4,49,54,664
3	Work done in Percentage (as Percentage of the estimated cost)	<u>40 %</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 6,74,31,996
5	Cost Incurred on Additional /Extra Items	Rs. NIL

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as on 30/11/2017 not included in
the Estimated Cost (Annexure A)

TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30/11/2017 date of Registration is	Rs. 3,34,70,18
2	Cost incurred as on 30/11/2017 (based on the Estimated cost)	Rs. NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 33,47,018
5	Cost Incurred on Additional /Extra Items as on 30/11/2017 not included in the Estimated Cost (Annexure A)	Rs. NIL/-

Yours Faithfully


Signature of Engineer
Yogesh Metangle