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: 25.07.2017

To,
The L.K. CONSTRUCTIONS
Shubham Apartment no. 03,
Plot no. 39, Jal Vihar Colony,
Hingna Road, Nagpur

Subject: **Certificate of Cost Incurred for Development of Manjusha Regalia for Construction** of Building **ONE** of the Project [MahaRERA Registration Number _____] situated on the Plot bearing C.N. No/CTS No. /Survey no. / Final **Plot no. R-3, KH.NO.133/2, P.H.NO.44, C.S.NO. 773, SHEET NO.592/54, MOUZA – JAITALA, NAGPUR TAH. + DIST – NAGPUR** demarcated by its boundaries **OPEN SPACE** to the North, **9.00 M. WIDE ROAD** to the south, **KH.NO.132/1** to the east, **9.00 M. WIDE ROAD** to the west, admeasuring **1244.430 Sq.Mts (as per R.L)** area being developed by **L.K. CONSTRUCTIONS**

Ref: **MahaRERA Registration Number** _____

Sir,

I **Shri Shubham Kasulkar** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being engineer Building **ONE** of the Project situated on the Plot bearing C.N. No/CTS No. /Survey no. / Final **Plot no. R-3, KH.NO.133/2, P.H.NO.44, C.S.NO. 773, SHEET NO.592/54, MOUZA – JAITALA, NAGPUR TAH. + DIST – NAGPUR** admeasuring **1244.430 Sq.Mts (as per R.L)** area being developed by **L.K. CONSTRUCTIONS**

1. Following technical professionals are appointed by **L.K. CONSTRUCTIONS** (Owner / Promoter):-
   - **M/s/. Pankaj Chinchmalatpure & Associates** as an **Architect**;
   - **Shri. Vijay Vishwakarma** as **Structural Consultant**;
   - M/s /Shri / Smt _____ as MEP Consultant;
   - **Shri Ram Krishna Khare** as **Site Supervisor**;

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 **Shri Shubham Kasulkar**_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. 3, 30,00,000 /- (Three crore thirty lakhs only)** (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 IMPROVEMENT TRUST** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 49, 50, 000 /- (Forty nine lakhs fifty thousand only)** (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 IMPROVEMENT TRUST** (planning Authority) is estimated at **Rs. 2, 80, 50, 000 /- (Two crore eighty lakhs & fifty thousand only)** (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

Manjusha Regalia on Plot no. R-3, KH.NO.133/2, P.H.NO.44, C.S.NO. 773, SHEET NO.592/54, MOUZA – JAITALA, NAGPUR TAH. + DIST – NAGPUR

(To be prepared separately for Building of the Real Estate Project)

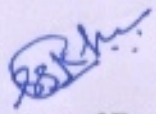
Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 22.07.2016 date of Registration is	Rs. 3, 30, 00, 000 /-
2	Cost incurred as on **25.07.2017** (based on the Estimated cost)	Rs. 49, 50, 000 /-
3	Work done in Percentage (as Percentage of the estimated cost)	Approx. 15.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2, 80,50,000 /-
5	Cost Incurred on Additional /Extra Items as on **25.07.2017** not included in the Estimated Cost (Annexure A)	NIL

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 layout as on **25.07.2017** date of Registration is	NIL
2	Cost incurred as on **25.07.2017** (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully,



Signature of Engineer

*** 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

(which were not part of the original Estimate of Total Cost)