

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: 30th June 2017

To,,

R RakeshPatni,
a G1 Bharuka Annex,
k DajiDeshmukh Marg,
e Beside HDFC Bank,
s Dhantoli,
h Nagpur-440012

B
Subject : Certificate of Cost Incurred for Development of 48 Plots of the Millennium
Residency Project (Maha-RERA Registration Number- Applied) situated at Plot bearing
C.N.No./CTSNo./SurveyNo./Final KhNo. 120/2 demarcated by its boundaries (latitude and
longitude of the end points) Kh. No. 135 to the North Kh No. 115/114/113 to the South Kh. No.
21 to the East Road to the West of Fetari Village, Taluka Nagpur District Nagpur Pin
441501admeasuring 20186.20 sq.mts. area being developed by Rakesh Patni and Others

Sir,

I, Sandeep Patni, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being 48 Plots(s)/ of the Millennium Residency Project situated at the plot bearing C.N. No./CTS No./Survey No./ Kh No. 120/2 of Village Fetari, Taluka Nagpur, District Nagpur, PIN 441501 admeasuring 20186.20 sq.mts. area being developed by Rajesh Patni and others

Following technical professionals are appointed by Owner / Promoter:—

- (i) Shri Ravindrasingh Janewar L.S. / Architect;
- (ii) Shri Rakesh Rangari as Quantity Surveyor*

2. We have estimated the cost of the completion to obtain Release Letter for all the plots in the abovementioned 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 ___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 understand that, Table A of the prescribed certificate is not applicable in this case since the project is not for construction of any building but for development of land.

4. We estimate Total Estimated Cost of completion of the plots of the aforesaid project under reference as Rs. 1,93,00,000 (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 release letter for the plot(s) from the NMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

5. The Estimated Cost Incurred till date is calculated at Rs. 30,00,000 (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

6. The Balance cost of Development of plots and Allied works of the plot(s) of the subject project to obtain release letter from (planning Authority) is estimated at 1,63,00,000 Rs. (Total of Table A and B).

7. I certify that the Cost of development 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 (NA)

Building /Wing bearing Number _____ or called _____

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

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. _____
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. _____
3	Work done in Percentage (as Percentage of the estimated cost)	_____ %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. _____
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____

TABLE B

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

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30.06.2017 date of Registration is	Rs. 1,93,00,000=00
2	Cost incurred as on 30.06.2017 _____ (based on the Estimated cost).	Rs.30,00,000=00
3	Work done in Percentage (as Percentage of the estimated cost).	15.60%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs.1,63,000,00=00
5	Cost Incurred on Additional /Extra Items as on 30.06.2017 not included in the Estimated Cost (Annexure A).	_____NA_____



Yours Faithfully,

Signature of Engineer.

Licence No.

CA/1997/22269

*** 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 a amendment of the cost incurred/to be incurred.

5. All components of work with specifications are indicative and not exhaustive.

Annexure A (NA)

List of Extra/Additional Items executed with Cost

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