FORM - 2

ENGINEER'S CERTIFICATE

(Submitted at the time of Registration of Ongoing Project)

Date: 25-07-2017

To,
The Ramnath Developers Private Limited,
Admin Office Ramnath City, Land No.66(Part),
Bokhara, Koradi Road, Nagpur - 441111.

Subject : Certificate of Cost Incurred for Development of Ramnath City Phase I for Construction Work of Block No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, APTS-1 & APTS-2 situated on the Plot bearing Survey Kh. no. 66(PART) & 69/1, 69/2, 69/3, 69/4, 69/5 demarcated by its boundaries 21.229291° N & 79.074103° S KH No. 55 & Outer Ring Road to the North Village Road to the South Khasra No. 67 & Outer Ring Road to the East Khasra No. 56, 64, 65 & 70 to the West of Division Nagpur, Village Bhokara, Taluka Nagpur, District Nagpur - 441111 on part of layout land area admeasuring 48,266.56 sq.mts. (Land under layout Gross Area) area being developed by Ramnath Developers Private Limited.

Ref.: RERA Registration Number (for Registration of RERA).

Sir,

I/We Sagar Wankhede have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being Block No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, APTS-1 & APTS-2 situated on the plot bearing Survey Kh. no. . 66(PART) & 69/1, 69/2, 69/3, 69/4, 69/5 of Division Nagpur village Bokhara taluka Nagpur District Nagpur-441111 on part of layout land area admeasuring 48266.56 sq.mts. (Land under layout Gross Area) area being developed by Ramnath Developers Private Limited.

1. Following technical professionals are appointed by Owner / Promoters:
    i. Shri. Punit Gupta as Local Resident Architect;
    ii. M/s Skyline Consulting Engineers Pvt. Ltd. as Structural Consultant
    iii. M/s Technodeal Consultants & Kishore Kogje as MEP Consultant
    iv. Shri Sagar Wankhede 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 calculation is 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 Sagar Wankhede 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. 7,795.00 Lakhs. 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/ NIT being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred is calculated at Rs. 7147.20 Lakhs. The amount of Estimated Cost Incurred is calculated on the bases 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. 647.80 Lakhs.

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 bearing Block No. 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,APTS-1 & APTS-2

Sr No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on 31-05-2017 /date of Registration is	Rs. 6,675.00 Lakhs
2.	Cost Incurred as on 31-05-2017 (based on the Estimated cost)	Rs. 6068.60 Lakhs
3.	Work done in Percentage (as percentage of the estimated cost)	90.92 %
4.	Balance Cost to be Incurred for unsold units (Based on Estimated Cost)	Rs. 606.40 Lakhs
5.	Cost Incurred on Additional / Extra Items as on 31-05-2017 not included in the Estimated Cost (Annexure A)	Rs. Nil

TABLE – B

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the Internal and External Development Work including amenities and Facilities in the layout as on 31-05-2017 is	Rs. 1120.00 Lakhs
2.	Cost Incurred as on 31-05-2017. (based on the Estimated cost)	Rs. 1078.60 Lakhs
3.	Work done in Percentage (as percentage of the estimated cost)	96.30 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 41.40 Lakhs
5.	Cost Incurred on Additional / Extra Items as on 31-05-2017 not included in the Estimated Cost (Annexure A)	Rs. --

Yours faithfully

Sagar Wankhede
(Licence No. 2920/N.I.T.)

Note:

1. The scope of the work is to complete the entire real estate project as per drawings approved from time to time so as to obtain Occupation Certificate / Completion Certificate
2. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
3. As this is an estimate cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
4. All components of work with specifications are indicative and not exhaustive.