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: 27/10/2017

To

The Shri Ravindra G. Kachore, Ajay Hirge, Paramanand Chavhan' BHASHKAR DHOTE Somalwad. square Kachore building.

(Name and address of Promoter)

Subject: Certificate of Cost Incurred for Development of [Project Name] for Construction of Jamtha **No. of Building(s)** 1 **Wing(s) of the** _____ **Phase [MahaRERA Registration Number] situated on the Plot bearing C.N. No/ CTS No./ Survey No. / Final Plot No .** 54/1 **demarcated by its boundaries (latitude and longitude of the end points)**_____ **to the North** _____ **to the South** _____ **to the East** _____ **To the West Of**_____ **Division** _____ **Village** _____ **taluka** _____ **District**_____ **PIN**_____ **admeasuring sq. mts. area being developed by [Promoter's]**

Ref: MahaRERA Registration Number Applied.

Sir,

I/We KMK Associate have undertaker assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being _____Building (s)/ _____/_____ Wing (s) of the _____ Phase situated on the plot bearing C.N. No / CTS No. / Survey No. / Final Plot No 54/1. Part of Division _____ village Jamtha. Taluka Nagpur (Gr) District Nagpur PIN 441108 admeasuring 2768.264 Sqm. sq.mts area being developed by [Owner/Promoter's]

1. Following technical professionals are appointed by Owner/Promoter:-
   i. M/s/Shri/Smt Nikita K. Gupta as L.S./ Architect;
   ii. M/s/Shri/Smt Shekar Dongarwar as Structural Consultant;
   iii. M/s/Shri/Smt _____ as MEP Consultant;
   iv. M/s/Shri/Smt _____ as Quantity Surveyor;

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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 Hitendra K Moon quantity Survivor 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 6,24,43,445/- (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 _____ being the planning Authority under whose jurisdiction the aforesaid project is being Implemented.

4. The Estimated cost Incurred till date is calculated at RS 1,91,80,455/- (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 _____ (Planning Authority) is estimated at RS 3,63,66,990/- (Total of table A and B).

6. I certify 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:

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TABLE -A

Building/Wing bearing Number 1 or called –
(to be prepared separately for each Building/Wing of the real Estate project)

Sr. No	Particulars	Amounts
1	Total Estimated Cost of the Building/Wing as on _____ Date of registration is 27/10/2017	Rs 5,38,97445/-
2	Cost incurred as on 27/10/2017 (based on the Estimated cost)	Rs 1,88,30455/-
3	Work done in Percentage (as Percentage of the Estimated cost)	34.93 %
4	Balance Cost to be Incurred (Based on Estimated cost)	Rs 3,50,66,990/-
5	Cost Incurred on Additional/ Extra items as on 27/10/2017 not included in the Estimated Cost (Annexure A)	Rs 2,93,00000/-

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 27/10/2017 date of Registration is	Rs 85,50000/-
2	Cost incurred as on 27/10/2017 (based on the Estimated cost)	Rs 350000/-
3	Work done in Percentage (as Percentage of the Estimated cost)	2.10 %
4	Balance Cost to be Incurred (Based on Estimated cost)	Rs 00000/-
5	Cost Incurred on Additional/ Extra items as on _____ not included in the Estimated Cost (Annexure A)	Rs N. A. /-

Yours Faithfully,

Signature of Engineer
(License No. 1177 NMC-L-123.

K. M. K. Associates
NIT - 1177
NMC / L - 123
Nagpur

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1.298 The Maharashtra Real Estate Regulatory Authority (General) Regulations 2017

*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 survivor 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 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 an estimated cost any division in quantity required for development of the real estate project will result amendment of the cost inquired / to be inquired.
5. All components of work with specification are indicative and not exhaustive.

Annexure A

List of Extra / additional Items executed with Cost

(Which were not part of the original estimated of total cost)

P.T.O.

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ANNEXURE -A

SR. NO	PARTICULAR	AMOUNT
1	Plumbing and Sanitary Work Door, Window, Painting & Tiles	1,98,80,000.00
2	Electrification Work	25,20,000.00
3	6 Person Lift (2 Nos.)	26,00,000.00
4	Architectural Charges	7,50,000.00
5	Miscellaneous	35,50,000.00
	TOTAL	**2,93,00,000.00**

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