

FORM -2
(See Regulation 3)
ENGINEER'S CERTIFICATE

Date: 31st august 2018.

To,
Nakshatra Infraventure,
Plot no. 24, Abhang Apartment,
Central Excise Colony,
Ring Road, Nagpur-15

Subject: Certificate of Cost Incurred for Development of Nakshatra- Height for Construction of 2 Wing of the Phase (MahaRERA Registration Number - **P50500015969**) situated on the plot bearing C.N. No./CTS No./Survey no./ Final Plot no 2 A and B demarcated by its boundaries (latitude and longitude of the end points) Plot no. 1 to the North, 9 mtrs. wide road to the South, Plot no. 3, 4 and 5 to the East, 15 mtrs. wide existing pandhan road to the West of Division Nagpur, village- Jaitala, taluka- Nagpur, District Nagpur PIN 440036 admeasuring 1845.9120 sq.mts. area being developed by Nakshatra Infraventure.

Ref: MahaRERA Registration Number - **P50500015969**

Sir,

I Sarang Khapekar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being two Wings of the Phase situated on the plot bearing C.N. No./CTS No./Survey no./ Final Plot no 2 A and B of Division Nagpur village jaitala taluka Nagpur District Nagpur PIN 440036 admeasuring 1845.9120 sq.mts. area being developed by Nakshatra Infraventure.

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

- (i) Shri Sanjay bahadure as L.S. / Architect ;
- (ii) Shri Mahesh Kawale as Structural Consultant
- (iii) Shri Sarang Khapekar 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 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 Sarang Khapekar 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-5,00,00,000/- (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 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 60,00,000/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

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- 4,40,00,000/- (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

Building called **Nakshatra – Height**

A- WING

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing-A as on 20/03/2018 date of Registration is 28/03/2018	Rs. 2,50,00,000/-
2	Cost incurred as on 06/09/2018 (based on the Estimated cost)	-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,50,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL

B- WING

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing-B as on 20/03/2018 date of Registration is 28/03/2018	Rs. 2,50,00,000/-
2	Cost incurred as on 06/09/2018 (based on the Estimated cost)	60,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	24%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,90,00,000/-
5	Cost Incurred on Additional /Extra Items as on 06/09/2018 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 _____ date of Registration is	NA
2	Cost incurred as on _____ (based on the Estimated cost)	NA
3	Work done in Percentage (as Percentage of the estimated cost)	NA
4	Balance Cost to be Incurred (Based on Estimated Cost)	NA
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA

Yours Faithfully



Sarang R. Khapokar
NIT, LIC. No. 1183
MMC, LIC. No. L-325

Signature of Engineer