FORM -2 [see Regulatio 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)

To,

The Acecon Ventures,
F- 101, Sai Prasad, Plot No. 16,
Ujjwal Co-Op., Narendra Nagar,
Nagpur.

Subject : Certificate of Cost Incurred for Development of the project ANGELS PARAMOUNT No. P50500019515 situated on the Plot bearing C.N. No./CTS No. /Survey No./ Final Plot No. R-1 demarcated by its boundaries 7.5 M wide road to the North, Southern portion of 1 acre land of Khasra No. 25 to the South, 12 M wide road to the East, plot nos. 5 to 8 to the West of the Division Nagpur Village Besa, Taluka Nagpur (Rural), District Nagpur Pin 440034, admeasuring 1499.9996 sq. mts. area being developed by Acecon Ventures.

Ref. : MahaRERA Registration No. P50500019515

Sir,

I Kiran Dadaji Barai have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **the project ANGELS PARAMOUNT No. P50500019515 situated on the Plot bearing C.N. No./CTS No. /Survey No./ Final Plot No. R-1 demarcated by its boundaries 7.5 M wide road to the North, Southern portion of 1 acre land of Khasra No. 25 to the South, 12 M wide road to the East, plot nos. 5 to 8 to the West of the Division Nagpur Village Besa, Taluka Nagpur (Rural), District Nagpur Pin 440034, admeasuring 1499.9996 sq. mts. area being developed by Acecon Ventures.**

1. Following technical professional are appointed by Owner/ Promoter :-
   (i) M/s/ Shri/Smt Umesh Patil as L.S. / Architect;
   (ii) M/s/ Shri/Smt Satish Raipure as Structural Consultant
   (iii) M/s/ Shri/Smt Prafful Kawadkar 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 to us for the project under reference by the Developer and Consultants and the Schedule of the items and quantity for the entire work as calculated by the Praful Kawadkar quantity Surveyor appointed by Developer/

Engineer, and the assumption of the cost of material, labour and other inputs made by the 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. 4,00,00,000/- (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 the obtaining occupation certificate / completion certificate for the building(s) from the NMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 2,84,53,607/- (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 NMRDA is estimated at Rs. 1,15,46,393/- (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 / Wing bearing No. 1 of Called 'ANGELS PARAMOUNT'

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/ wing as on 06/02/2019	Rs. 4,00,00,000/-
2	Cost incurred as on 31/12/2021	Rs. 2,84,53,607/-
3	Work done in Percentage	71.13%
4	Balance Cost to Incurred (Based on Estimated Cost)	Rs. 1,15,46,393/-
5	Cost Incurred on Additional/ Extra Items As on 30/09/2021 not included in the Estimated Cost (Annexure A)	NIL

TABLE B

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/ wing as on 06/02/2019	Rs. 4,00,00,000/-
2	Cost incurred as on 30/09/2021	Rs. 2,84,53,607/-
3	Work done in Percentage	71.13%
4	Balance Cost to Incurred (Based on Estimated Cost)	Rs. 1,15,46,393/-
5	Cost Incurred on Additional/ Extra Items As on 30/09/2021 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

SAI ASSOCIATES
ARCHITECT ENGINEER
ER. K. C. BARAI
N.I.T. C.O. 102 B02
N.M.C. LICENCE 68
62 old Subhedar Ly Out, Nagpur

Signature of Engineer

(License No. _____)

****Note**

1. The scope of the work is to complete entire Real Estate Project as per drawing 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 at the place marked (*) and in case quantity are being calculate 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 works with specification are indicative and not exhaustive.