

PRAKASH DHAWADE

317, DATTA NAGAR, NEAR SHASTRI NAGAR SCHOOL,
OLD BAGADGANJ, BHANDARA ROAD,
NAGPUR 440008

MOBILE - +91 8421137371

The Maharashtra Real Estate Regulatory Authority (General) Regulations 2017

FORM 2

Date: 27-01-2019

To,
KARAMCHAND REALTECH PRIVATE LIMITED
NEERJA REALTORS PRIVATE LIMITED
Plot No.12, "The Edge", 3rd Floor,
WHC Road, Shankar Nagar,
Nagpur 440010

Subject: Certificate of Cost Incurred for Development of [Project Name] for Construction of 5 No. of Building(s) A,B,C, Shop1,Shop2 Wing(s) of the 1ST Phase [MahaRERA Registration Number] situated on the Plot bearing C.N. No/ CTS No./ Survey No. / Final Plot No . 58/2 demarcated by its boundaries (latitude and longitude of the end points) KHASRA 58/1 to the North SHEEV OF VILLAGE PANJARI to the South , PANDHAN ROAD to the East KHASRA NO.59 To the West Of NAGPUR RURAL Division SHANKARPUR Village taluka District NAGPUR RURAL PIN 440018 admeasuring 9230.66 sq. mts. area being developed by [Promoter's]

Ref: MahaRERA Registration Number : P50500017640

Sir,

I/We PRAKASH DHAWADE have undertaker assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being PROJECT DREAM AAWAS Building (s)/ A,B,C _Building 1 SHOP1- 4 in numbers,,Building 2 Shop2... 4 in numbers...Wing (s) of the 1st Phase situated on the plot bearing C.N. No / CTS No. / Survey No. / Final Plot No. 58/2 of Division village SHANKARPUR Taluka & District NAGPUR RURAL PIN 441108 admeasuring 9230.66 sq.mts area being developed by [Owner/Promoter's]

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1. Following technical professionals are appointed by Owner/Promoter:-
 - I. M/s/Shri ARCHITECH PRASHANT SATPUTE (DESIGN CELL) as L.S./ Architect;
 - II. M/s/Shri P S PATANKAR (PATANKAR CONSULTANTS PVT.LTD) as Structural Consultant;
 - III. M/s/Shri KISHOR CHAUDHARI (VISHWA ENGINEERING) as MEP Consultant;
 - IV. M/s DESIGN CELL 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 DESIGN CELL 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 20,80,60,000 (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 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. 7,01,20,000 (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 METRO REGIONAL DEVELOPMENT AUTHORITY (NMRDA) (Planning Authority) is estimated at RS 13,79,40,000 (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:

TABLE -A

Building/Wing bearing Number ____A____ 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 25/01/2019 Date of registration is	Rs 5,67,00,000/-
2	Cost incurred as on 25/01/2019 (based on the Estimated cost)	Rs 2,11,00,000/-
3	Work done in Percentage (as Percentage of the Estimated cost)	37.21%
4	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 35600000/-
5	Cost Incurred on Additional/ Extra items as on 25/01/2019 not included in the Estimated Cost (Annexure A)	Rs /-

TABLE -A

Building/Wing bearing Number ____B____ 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 25/01/2019 Date of registration is	Rs 5,67,00,000/-
2	Cost incurred as on 25/01/2019 (based on the Estimated cost)	Rs 3,05,00,000/-
3	Work done in Percentage (as Percentage of the Estimated cost)	53.79%
4	Balance Cost to be Incurred (Based on Estimated cost)	Rs 26200000/-
5	Cost Incurred on Additional/Extra items as on 25-01-2019 not included in the Estimated Cost (Annexure A)	Rs /-

TABLE -A

Building/Wing bearing Number ____C____ 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 25-01-2019 Date of registration is	Rs 5,67,00,000/-
2	Cost incurred as on 25/01/2019 (based on the Estimated cost)	Rs 1,64,00,000/-
3	Work done in Percentage (as Percentage of the Estimated cost)	28.92 %
4	Balance Cost to be Incurred (Based on Estimated cost)	Rs 4,03,00000/-
5	Cost Incurred on Additional/ Extra items as on 25-01-2019 not included in the Estimated Cost (Annexure A)	Rs _____/-

TABLE -

Building/Wing bearing Number ____SHOP 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 25-01-2019 Date of registration is	Rs 9,80,000/-
2	Cost incurred as on 25-01-2019 (based on the Estimated cost)	Rs 0.00/-
3	Work done in Percentage (as Percentage of the Estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated cost)	Rs 9,80,000/-
5	Cost Incurred on Additional/ Extra items as on 25-01-2019 not included in the Estimated Cost (Annexure A)	Rs /-

TABLE -A

**Building/Wing bearing Number _SHOP 2 _ 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 25-01-2019 Date of registration is	Rs 9,80,000/-
2	Cost incurred as on 25-01-2019 (based on the Estimated cost)	Rs 0.00/-
3	Work done in Percentage (as Percentage of the Estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated cost)	Rs 9,80,000/-
5	Cost Incurred on Additional/ Extra items as on 25-01-2019 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	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 25/01/2019 date of Registration is	Rs 3,60,00,000/-
2	Cost incurred as on 25/01/2019 (based on the Estimated cost)	Rs 21,20,000
3	Work done in Percentage (as Percentage of the Estimated cost)	5.89%
4	Balance Cost to be Incurred (Based on Estimated cost)	Rs 3,38,80,000/-
5	Cost Incurred on Additional/ Extra items as on 25-01-2019 not included in the Estimated Cost (Annexure A)	Rs _____/-

Yours Faithfully

Signature of Engineer
(License No.....)

(Signature)
27/1/2019

Prakash Dhawade

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)**