Form-2

ENGINEER'S CERTIFICATE

Date: 31/03/2020

To,
Orange City Realities Nagpur
Proprietor Shri. Vishal Premlal Bawistale
Office Block No.9,Ghatate Chamber,Panchshilsq.Nagpur

Subject: Certificate of Cost Incurred for Development ofPlottable layout Project **[Orange City Diamond]**situated on the**Kh.No.89/1Mouza – Bhilgaon, Tah,**Kamptee, **District –**Nagpur**,** Patwari Saza No.15demarcated by its boundaries **(latitude and longitude)(21.193371/79.153779)Kh.No.89 (Part)** to the South, **Kh.No.90 & 100** to the East, **Kh.No.88 & 103** to the West,ofDivision **–Village-**Bhilgaon, **Taluka-**Kamptee,**District-** Nagpur**,PIN- 440026** admeasuring **17138.121 sq. mts.** Area being developed by**M/s. Orange City Realities Nagpur**Proprietor **Mr. Vishal Premlal Bawistale.**

Ref: MahaRERA Registration Number P50500018802

Sir,

I **Shri Kundan S. Gabhane** have undertaker assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being admeasuring **17138.121 sq.mts** area being developed by [Owner/Promoter's]

1. Following technical professionals are appointed by Owner/Promoter:-
   i. ShriUmesh M. Lamgeas L.S./ Architect;
   ii. ShriKunalPazareas Quantity Surveyor;

2. We have estimated the cost of the completion to obtain Completion Certificate, of the Civil, MEP and Allied works, of the plot table layout project 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 Rs.3,82,44,000/-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 Development of plot table layout of the aforesaid project under reference as RS 2,19,29,517/- (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 completion certificate for the Development of plot table layout from Nagpur Metro Region Development Authority being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated cost Incurred in **April 2019 to March 2020** is calculated at Rs.2,19,29,517/-(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 completion Certificate from NMRDA,Nagpur(Planning Authority) is estimated at Rs.34,21,894/-(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 _____ 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	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

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	Rs.3,82,44,000
2	Cost incurred as on April to March 2020 (based on the Estimated cost)	Rs.2,19,29,517
3	Work done in Percentage (as Percentage of the Estimated cost)	57.00%
4	Balance Cost to be Incurred (Based on Estimated cost)	Rs.34,21,894
5	Cost Incurred on Additional/ Extra items as on_____ not included in the Estimated Cost (Annexure A)	_____

Yours Faithfully

Signature of Engineer

Kundan S. Gabhane
Civil Engineer Estimater & Planner
(M) 9923076560

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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.