

Annexure - B

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: 16/02/2023

To,
Orange City Ralities Nagpur,
Proprietor Shri. Vishal Premlal Bawistale,
Office Block No 9, Ghatate Chamber,
Panshil Square,
Nagpur.

Subject: Certificate of Cost Incurred for Development of "Orange City Diamond" having MahaRERA Registration Number No **P50500018802** with Survey/Khasra No 89/1, P.S.K. 15, (latitude and longitude of the end points)

Towards the East	-	Khasra No 90 and Khasra 100
Towards the West	-	Khasra 88 and Khasra 103
Towards the North	-	Road and there after Khasra No 84
Towards the South	-	Remaining Portion of khasra No 89

of village – Mouza - Bhilgaon, Tahsil – Kamptee and District Nagpur, PIN - 440026 admeasuring 17,138.121 Sq Mtr area being developed by Orange City Ralities Nagpur (Through Proprietor Shri. Vishal Premlal Bawistale)



Sir,

I Kundan S. Gabhane , have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project **Orange City** proposed to be registered under MahaRERA, being-1 Building(s)/ Wing(s) of the First Phase situated having **MahaRERA Registration Number No P50500018802** bearing Survey/Khasra No 89/1, P.S.K. 15, admeasuring 17,138.121 Sq. mtr area being **developed by Orange City Ralities Nagpur** (Through Proprietor Shri. Vishal Premal Bawistale).

1. Following technical professionals are appointed by Owner / Promoter :-
 - i. Ar. Umesh Lamge . As L.S./Architect.
 - ii. Shri Kunal Pazare 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 Er. Kunal Pazare 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. 3,82,44,000/- (Total of Table A & 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 Nagpur Metropolitan Region Development Authority (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. 3,82,44,000/- (Total of Table A & 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 The Assistant Director Town Planning Authority Nagpur Metropolitan Region Development Authority (NMRDA) is estimated as Nil (Total of Table A & B).

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
Layout Plan or called Orange City Diamond

(to be prepared separately for each Building Ailing of the Real Estate Project)

Sr. No	Particulars	Amounts
1.	Total Estimated Cost of Building/Wing as on 16/02/2023 date of Registration.	Rs. 3,82,44,000/-
2	Cost incurred as on 16/02/2023 (based on the Estimated cost)	Rs. 3,82,44,000/-
3.	Work Done in Percentage (as percentage of the Estimated Cost)	100%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Nil
5.	Cost Incurred on Additional/Extra Items as on 16/02/2023 not included in Estimated Cost	Nil

TABLE B

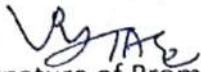
(to be prepared for the entire registered phase of the Real Estate Project)

S. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 16/02/2023 date of Registration	Rs. 3,82,44,000/-
2	Cost Incurred as on 16/02/2023 (based on the Estimated Cost)	Rs. 3,82,44,000/-
3	Work Done in Percentage (as Percentage of the Estimated Cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Nil
5	Cost Incurred on Additional Extra Items as on 16/02/2023	Nil

kg (v) 

Signature of Engineer Kundan Gabhane
License Number

Agreed & Accepted by

VB (x) 
Signature of Promoter

Name: Orange City Ralities Nagpur,
Proprietor Shri. Vishal Premal Bawistale.
Date: 16/02/2023

Note

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement for Sale.
- 2, (*) Quantity surveyor 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 of quantity are being calculated by office of engineer, the name of the person the office of engineer who is responsible for the quantity should be mentioned at the place marked (*).
- 3.(**) Balance cost incurred (4) may vary from difference between Total Estimated Cost (1) and Actual cost incurred (2) due to due to deviation in quantity required/escalation cost etc. As this is an estimated cost , any deviation in the quantity required for development of the Real Estate Project will result in the amendment of the cost incurred/ to be incurred
4. All components of work with specification are indicative and not exhaustive.
5. Please specify if there are any deviations/ qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

Table C

List of Extra/Additional/ Deleted items considered in Cost
(which were not part of the original estimate of Total Cost)

Sr. No.	List of Extra/Additional/ Deleted Items	Amount (in Rs.)