[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 : 19/06/2019

To,
The Pratham Properties
Address : 3rd floor , NKY Tower ,
Ajni Square wardha Road, Nagpur -440015

Subject : certificate of cost incurred for development of Pratham properties for all development work of land (Maha Rera Registration Number) situated on survey no. 113/1/KH layout from plot no 01 to 47 demarcated by its boundaries Latitude and longitude of the end points) of Kh No. 113/1/ kh on the east kh no. Mouza Gotal Panjri on the west kh no. Kh no. 113/2/KH on the north Kh. No. 110,111 & Part Of Kh NO. 113/K on the south Kh. No. 113/k, of Division 1 village shankarpur, Taluka Nagpur (Rural) District Nagpur Admeasuring 14.339 sq Mtr area being developed by Pratham Properties.

Ref : MahaREARA Registration Number _____

Sir,

I Mr. Suyog Y. Dange Have undertaken assignment of certifying estimated cost for the subject real estate project proposed to be registered under MahaRERA, being situated on survey no. 113/1/KH final plot no 1 to 47 of division shankarpur Taluka Nagpur (Rural) District Nagpur admeasuring 7581.51 sq mtr area being development by Pratham Properties.

1. Following technical's professionals are appointed by owners/promoter

   I. M/S / Shri umesh lamge as L.S. /Architech ;
   II. M/S / Shri as structural consultant. (not applicable)
   III. M/s / Shri/ smt R. Sons and MEP consultant .
   IV. M/S /shri Suyog Y. Dange As quality surveyor.

2. We have estimated the cost of the completion to obtain occupation certificate/ completion certificate, of civil, MEP and allied work, of the buildings (s) of the project. Our estimated cost calculation 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 Mr. Suyog Y. Dange quantity surveyor appointed by developers / engineer, and the assumption of the cost of materials, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate total estimate cost of completion of building (s) of the aforesaid project under reference as Rs. 97,92,885/- (Total of table 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 obtained occupation certificate /completion certificate of 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. 25,00,000 /- (Total Of Table B) The amount of estimated cost incurred is calculation on the base of amount of total estimated cost

5. The balance cost of completion of civil, MEP and allied works of the building (s) of the subject project to obtain occupation certificate /completion certificate from NMRDA (Planning authority) is estimated at Rs. 72,92,885/- (Total of Table B).

6. I certify that the cost of the civil, MEB and allied works for the aforesaid project as completed on the date of this certificate is as given in table B below:

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 19/06/019 date of registration is	Rs. 97,92,885/-
2	Cost Incurred as on 19/06/2019(Based on the stimated cost)	Rs. 25,00,000/-
3	Work done in percentage (as percentage of the estimated cost)	Rs. 50%
4	Balance cost to be incurred (based on estimated	Rs. 72,92,885/-

5	Cost incurred on additional /exta item as on not included in the estimated cost (Annexure A)	Rs. 0

Yours Faithfully,

Signature of engineer

(Mr. Suyog Y. Dange)

License No.)

*Notes:

1. The Scope of work is to complete entire Real Estate project as per drawing approved from time to time so as to obtain occupation certificate/Completion.
2. (*) Quantity survey can be done by office of engineer or can be done independent quantity surveyor whose certificate of quantity calculate can be relied upon by the engineer. In case of independent quantity surveyor being appointed by developer, the name has to be mentioned at the place market (*) and in case quantity are being calculated by office engineer, he name of the person in the office of engineer, who is responsible for the quantity calculated should be mentioned at the place market (*).
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 required for development of the real estate project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specification are indicative and not exhaustive.