FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Date: 30/06/2021

To
M/S. AAKAR CONSTRUCTIONS GROUP
53, Pritha Complex 1st Floor, Uday Nagar Sq.
Manewada Nagpur- 24

Subject: Certificate of Cost Incurred for Development of "AAKAR HEIGHTS" for Construction of "AAKAR HEIGHTS" building (P505000 19717) situated on the Plot bearing On KH.NO. 114/5/1, Umred Road, Mouza- Bahadura, PH.NO.35, demarcated by its a boundaries, to the North KH. No. 114/5 (Part), to the South KH. No. 114/9, to the East KH NO. 114/2,7,8, to the West 18.00 Mt. Wide Road, admeasuring 4078.172 sq. mts. area being developed by M/S. AAKAR CONSTRUCTIONS GROUP.

Ref: MahaRERA Registration Number P505000 19717

Sir,

We **Shri. Ashok Madhukar Mankawde** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under MahaRERA, being **"AAKAR HEIGHTS"** situated on **KH.NO. 114/5/1, Umred Road, Mouza- Bahadura, PH. NO. 35, Tah & Dist – Nagpur (Rural) admeasuring 4078.172 sq.mts. area being developed by M/S. AAKAR CONSTRUCTIONS GROUP.**

1. Following technical professionals are appointed by **M/S. AAKAR CONSTRUCTIONS GROUP**

(i) M/s WaveArch Designers and Planners	**as L.S. / Architect**
(ii) M/s. R &G Associates	**as Structural Consultant**
(iii) Shri. Ashok Madhukar Mankawde	**as Site Supervisor**

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 **Shri. Ashok Madhukar Mankawde** "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 **"AAKAR HEIGHTS WING A & B"** project under reference as **Rs 20,89,98,735/-/-** (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 **Nagpur Metropolitan Region Development Authority** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 64,75,000/-** 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 Metropolitan Region Development Authority** (planning Authority) is estimated at **Rs 9,53,68,735/-** (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 - **"AAKAR HEIGHTS" WING A&B**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on date of Registration is	**19,93,43,735/-**
2	Cost incurred as on **31/09/2021** (based on the Estimated cost)	**8,62,74,909**

3	Work done in Percentage (as Percentage of the estimated cost)	43 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	11,30,68,826/-
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	96,55,000/-
2	Cost incurred as on **31/03/2019** (based on the Estimated cost)	37,48,737/-
3	Work done in Percentage (as Percentage of the estimated cost)	39%
4	Balance Cost to be Incurred (Based on Estimated Cost)	59,06,263/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	NA

Yours Faithfully

Signature of Engineer

(Licence No.

Er. Ashok M. Mankawde
Engineer
NIT : 3021
NMC : L-714
M.N. : 9372126588

For Aakar Constructions Group

Partner

*** 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 surveyor 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 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 labor, 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 work with specifications are indicative and not exhaustive.