PRANIL KACHOLE
LICENSE NO. – NMC/L – 708

Form – 2

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: 31/12/2020

To

The Rachana Construction Co. (NGP) Pvt. Ltd
Lotus Building 4th floor, Dharampeth, W.H.C. Road
Ngapur - 440010

Subject: Certificate of Cost Incurred for Development of Rachana Sahira Wing B project situated on Plot No. 4 B, NMC House No. 1852/4/B- , Ward No. 75 CTS No.514, Sheet No. 777, Kh. No 144/2/2, as per sanctioned plan, demarcated by its boundaries 12 Mtr Wide Road to the North, 18 Mtr D.P. Road to the East, Open Space B and Plot No 4A to the West,18 Mtr Road & Remaining Land of Kh. No 144 to the south , of Mauza Chinchbhuvan Taluka Nagpur(Urban) District Nagpur , measuring 3816.85 sq.mts. area being developed by Rachana Construction Company Nagpur Pvt. Ltd.

Ref :- RERA Registration Number – P50500020517

Sir,

I Mr. Pranil Ruprao Kachole have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being Rachana Sahira Wing B project situated on the on Plot No. 4 B, NMC House No. 1852/4/B- , Ward No. 75 CTS No.514, Sheet No. 777, Kh. No 144/2/2, as per sanctioned plan, demarcated by its boundaries 12 Mtr Wide Road to the North, 18 Mtr D.P. Road to the East, Open Space B and Plot No 4A to the West,18 Mtr Road & Remaining Land of Kh. No 144 to the south , of Mauza Chinchbhuvan Taluka Nagpur(Urban) District Nagpur , measuring 3816.85 sq.mts. area being developed by Rachana Construction Company (Nagpur) Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter :-
   a) M/s Ullas Mude & Associates Architect
   b) M/s P.S. Pantankar & Associates Nagpur as Structural Consultant
   c) CES MEP Consultant as MEP Consultant
   d) Mr. Sanjay Singh as Quantity Surveyor

R/O, ROW HOUSE NO. 14 – A, RACHANA SAYANTARA, PHASE – 2,
NEAR VAYUSENA NAGAR, HAJARIPAHAD, NAGPUR - 440007

2. We have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied works, 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 Mr. Sudhakar V. Koli Surveyor* appointed by Developer, 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 aforesaid project under reference as Rs. 90821000/-
4. The estimated Total Cost of project is with reference to the Civil, MEP and allied works for required to be completed for the purpose of obtaining occupation Certificate/ Completion certificate for the building from the Nagpur Municipal Corporation being the planning Authority under whose jurisdiction the aforesaid project is being implemented.
5. The Estimated Cost Incurred till date is calculated at Rs. 38122360/- the amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
6. The Balance Cost of Completion of the Civil, MEP and Allied works of the building of the subject project to obtain Occupation Certificate/ Completion Certificate from Nagpur Municipal Corporation (planning Authority) is estimated at Rs. 49233556/-
7. 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

(To be prepared separately for each Building/Wing of the Real Estate Project)

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the Building as on ------- date of Registration is	Rs.90821000/-
2	Cost incurred as on --------- (Based on the Estimated Cost)	Rs.41587444/-
3	Work Done in percentage (As Percentage of the estimated Cost)	45.79%
4	Balance cost to be Incurred (Based on Estimated Cost)	Rs.49233556/-
5	Cost Incurred on Additional / Extra Items as on --------- included in the Estimated Cost	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 as on date of Registration is	Rs.19870620/-
2	Cost incurred as on -------- (Based on the Estimated Cost)	Rs.7163452/-
3	Work Done in percentage (As Percentage of the estimated Cost)	36.05%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.12707168/-
5	Cost Incurred on Additional / Extra Items as on ---------- not included in the Estimated Cost	NA

Yours Faithfully

Dr. PRANIL R. KACHOLE
NMC/L-708
Signature of Engineer