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: 30/09/2020

To

The Rachana Developers
Lotus Building 4th floor, Dharampeth, W.H.C. Road
Ngapur - 440010

Subject : Certificate of Cost Incurred for Development of Rachana Ashwini project situated on plot no. 01 out of the entire sanction layout on corporation house no. 437/A, CTS No. 652, sheet no. 99/31 and Kh. No. 22/1-2-3/3, as per sanctioned plan, demarcated by its boundaries plot no. 02 to the East, 18 Mtr Road to the West,12 Mtr Road to the North and Land area for future development on South , Mauza – Borgaon of Division Nagpur, Taluka-Nagpur (Urban) District Nagpur PIN -440034 admeasuring 2639.38 sq.mts. area being developed by Rachana Developers

Ref :- RERA Registration Number - (P50500020724)

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 Ashwini project situated on the **Kh. No. 22/1-2-3/3, as per sanctioned plan, demarcated by its boundaries plot no. 02 to the East, 18 Mtr Road to the West,12 Mtr Road to the North and Land area for future development on South , Mauza – Borgaon of Division Nagpur, Taluka-Nagpur (Urban) District Nagpur PIN -440034 admeasuring 2639.38 sq.mts. area being developed by Rachana Developers**

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) M/s Ullas Mude & Assocaites Architect ;
   (ii) M/s P.S. Pantankar & Associates Nagpur as Structural Consultant ;
   (iii) CES MEP Consultant as MEP Consultant ;
   (iv) 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.142341486/-
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 Improvement Trust being the planning Authority under whose jurisdiction the aforesaid project is being implemented.
5. The Estimated Cost Incurred till date is calculated at Rs. 68159324/- 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 Improvement Trust (planning Authority) is estimated at Rs. 74182162/-
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.142341486/-
2	Cost incurred as on --------- (Based on the Estimated Cost)	Rs. 65597606/-
3	Work Done in percentage (As Percentage of the estimated Cost)	46.08%
4	Balance cost to be Incurred (Based on Estimated Cost)	Rs.76742880/-
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. 12334042/-
2	Cost incurred as on -------- (Based on the Estimated Cost)	Rs. 3024280/-
3	Work Done in percentage (As Percentage of the estimated Cost)	24.51%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 9309762/-
5	Cost Incurred on Additional / Extra Items as on ---------- not included in the Estimated Cost	NA

Kachole

MR. PRANIL R. KACHOLE
NMC/L - 708

Yours Faithfully

Signature of Engineer