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: 31/12/2021

To
The Rachana Developers
4th Floor, LOTUS Building, WHC Road,
Dharampeth, Nagpur 440010 (M.H.)

Subject: Certificate of Percentage of Completion of Construction Work of "Phase II" Phase of Rachana Mithila project situated on Independent plots carved out in the sanctioned residential plots layout known and styled as Rachana Mithila II on property bearing Kh. No. 9/1, PH. No. 38, as per sanctioned plan demarcated by its boundaries Kh. No. 9 on east, 24 Mtr wide road on west, Kh. No. 8 on north and Kh. No. 10 on south Mauza Pipla of Division- Nagpur, village- Pipla, Taluka- Nagpur (Rural), District – Nagpur PIN - 440034 admeasuring 1.86 HR. area being developed by Rachana Developers.

Ref :- RERA Registration Number _ P50500019742

Sir,

I Mr. Pranil Ruprao Kachole have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under RERA, being Rachana Mithila Phase II project situated on Independent plots carved out in the sanctioned residential plots layout known and styled as Rachana Mithila II on property bearing Kh. No. 9/1, PH. No. 38, as per sanctioned plan demarcated by its boundaries Kh. No. 9 on east, 24 Mtr wide road on west, Kh. No. 8 on north and Kh. No. 10 on south Mauza Pipla of Division- Nagpur, village- Pipla, Taluka- Nagpur (Rural), District – Nagpur PIN - 440034 admeasuring 1.86 HR. area being developed by Rachana Developers.

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

Following technical professionals are appointed by Owner / Promoter:-

(I) M/s Ulhas Mude & Associates, Nagpur as Architect.
(II) M/s P.S. Patankar & Associates, Nagpur as Structural Consultant
(III) M/s Convenient MEP consultants LLP, Indore as MEP Consultant
(IV) Shri. Sanjay Singh as Site In charge

1. We have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied works, of the Wing A 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 Sanjay Singh as Site Incharge 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.
2. We estimate Total Estimated Cost of Completion of the aforesaid project under reference as Rs. 2,25,00,000/-.
3. 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 layout 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. 21695438/- 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 subject project to obtain Occupation Certificate/ Completion Certificate from NMRDA (planning Authority) is estimated Rs.- 804562/-
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 / Wing/ Phase Bearing Number "II"

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of Mithila II as on date of Registration is	Rs.22500000/-
2	Cost incurred as on __ (Based on the Estimated Cost)	Rs. 21695438/-
3	Work Done in percentage (As Percentage of the estimated Cost)	96.42 %
4	Balance cost to be Incurred (Based on Estimated Cost)	Rs. 804562/-
5	Cost Incurred on Additional / Extra Items as on ___ not included in the Estimated Cost	NIL

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.6500000/-
2	Cost incurred as on __ (Based on the Estimated Cost)	Rs. 5731312/-
3	Work Done in percentage (As Percentage of the estimated Cost)	88.17 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 768688 /-
5	Cost Incurred on Additional / Extra Items as on ___ not included in the Estimated Cost	NIL

Yours Faithfully

Mr. PRANIL R. KACHOLE
NMC/L - 708

Signature of Engineer

(Licence No. NMC/L-708)

Agreed and Accepted by:



Signature of Promoter

MR. SHISHIR DIOTE

RACHANA DEVELPOERS

DATE – /01/2022