FORM-2

[*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 : 15/12/2020

To,

The SHAYONA CO-OPERANT, 10, Azamshah Layout, Rishabh Appartment, Ganesh Nagar, Nagpur

Subject : Certificate of Cost Incurred for Development of Shayona Co-operant for Construction of 1 building(s)/ 8 Row House(s) of the Phase -1 (MahaRERA Registration Number- **P50500021233**) situated on the Plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 7 to 12 demarcated by its boundaries (latitude and longitude of the end points) Khasara No. 30/3/2 to the North Kh. No. 30/2 to the South Kh. No. 30/1to the East Pandhan & Punapur Road to the West Portion of Kh. No. 30/3 owned by Shri Hariram Wath Punapur,Taluka Nagpur, District Nagpur Pin Code 440035 admeasuring 1039.21 sq.mts..(Out of 4837.128Sq.Mt) area being developed by SHAYONA CO-OPERANT

Sir,

I Devendra Nathabhai Patel have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Plot No. 7 to 12, comprises of 1 Building(s)/ 8 Row House(s) of the 1st Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 7 to 12 of Division Punapur Village PunapurTaluka Nagpur District Nagpur PIN 440035 admeasuring 1039.21 sq.mts..(Out of 4837.128Sq.Mt) area being developed by SHAYONA CO-OPERANT.

1. Following technical professionals are appointed by Owner / Promoter :—
   (i) Ms Sarju Pravin Patel as L.S. / Architect ;
   (ii) Shri Devendra N Patel as Structural Consultant
   (iii) M/s /Shri/Smt **N.A.** as MEP Consultant
   (iv) Shri LALA DEWANGAN as Quantity Surveyor *

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.

DEVENDRA N. PATEL
B.E. (CIVIL) M TECH. (STR.)
CHARTERED ENGINEER
REG. NO. AM172032-8

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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 LALA DEWANGAN 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 project under reference as **Rs. 3,05,00,000/-** (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 N.M.C. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. **66,49,460.00**(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 NMC (planning Authority) is estimated at **Rs. 2,38,50,540**./- (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 /Wing bearing Number 1 or called SHAYONA TOWN

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

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 30.09.2019 date of Registration is	Rs.2,75,00,000/-
2	Cost incurred as on 30/09/2019 (based on the Estimated cost)	Rs. 51,51,360/-
3	Work done in Percentage (as Percentage of the estimated cost)	18.73 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	2,23,48,640.00
5	Cost Incurred on Additional /Extra Items as on 30/09/2019 not included in the Estimated Cost (Annexure A)	Rs. NIL

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TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30/09/2019 date of Registration is	Rs. 30,00,000/-
2	Cost incurred as on 30/09/2019 (based on the Estimated cost).	Rs. 14,98,100/-
3	Work done in Percentage (as Percentage of the estimated cost).	50 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	15,01,900/-
5	Cost Incurred on Additional /Extra Items as on 30/09/2019 not included in the Estimated Cost (Annexure A).	Rs. N. A.

Yours Faithfully,

Devendra N. Patel
(Licence No. AM1720328)

*** 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 labour, material, equipment and machinery required to carry out entire work.

All components of work with specifications are indicative and not exhaustive

DEVENDRA N. PATEL
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