

**ENGINEER'S CERTIFICATE**

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account –  
Project wise)

[For the quarter ended on 31st March 2020]

Date: 30th April, 2020

To  
Sanjay Tulshan & Others,  
Tulshan house, Akoli road,  
Gita Nagar, Akola-444002.

Subject: Certificate of Cost Incurred for Development of "Emerald city-II" for the development of layout of Mr. Sanjay Tulshan & Others situated on the Amalgamated Kh. No. 136, 138A, 138B, 139, 140, 141, 142/1, 142/2 admeasuring about 12100 sq. mtrs., (total admeasuring for all Plots is 104260.071 Sq.Mtrs- as per NA order) being a portion of entire land bearing Khasra No. 136, 138A, 138B, 139, 140, 141, 142/1, 142/2 P. H. No. 59, of Mouza Turagondi, within the limits of development authority of Nagpur & Nagpur Improvement Trust, Taluka- Hingna & District – Nagpur demarcated by its boundaries as below, being developed by Mr. Sanjay Tulshan & others.

Demarcated by its boundaries (latitude and longitude of the end points)

On the East : Road  
On the West : Road  
On the North : Road  
On the South : Land of others

Sir,

I **Dhiraj Jaiswal** have undertaken assignment as certifying Estimated Cost for the subject Real Estate Project named Emerald city-II registered under MahaRERA, being situated on the Amalgamated Kh. No. 136, 138A, 138B, 139, 140, 141, 142/1, 142/2 admeasuring about 12100 sq. mtrs., (total admeasuring for all Plots is 104260.071 Sq.Mtrs- as per NA order) being a portion of entire land bearing Khasra No. 136, 138A, 138B, 139, 140, 141, 142/1, 142/2 P. H. No. 59, of Mouza Turagondi, within the limits of development authority of Nagpur & Nagpur Improvement Trust, Taluka- Hingna & District – Nagpur demarcated by its boundaries as below, being developed by Mr. Sanjay Tulshan & others.

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1. Following technical professionals are appointed by Owner/Promoter:- (as applicable)

- (i) Shri **Nitin Ramteke** as L.S. / Architect
- (ii) Shri \_\_\_\_\_ as Structural Consultant
- (iii) Shri \_\_\_\_\_ as a 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 us, 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 **8,50,00,000/-** (Total of Table A & 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 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **16,02,700/-** (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 Improvement Trust (Planning Authority) is estimated at Rs **8,33,97,300.00/-** (Total of Table A & 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 - Not Applicable**

Building/Wing bearing Number .... or called .....  
(to be prepared separately for each Building/Wing of the Real Estate Project)

| Sr. No | Particulars                                                                                       | Amount<br>(in Rs.) |
|--------|---------------------------------------------------------------------------------------------------|--------------------|
| 1      | Total Estimated Cost of the building/wing as on ..... date of Registration is                     | 0.00               |
| 2      | Cost incurred as on .....                                                                         | 0.00               |
| 3      | Work done in Percentage (as Percentage of the estimated cost)                                     | #DIV/0!            |
| 4      | Balance Cost to be Incurred (Based on Estimated Cost)                                             | 0.00               |
| 5      | Cost Incurred on Additional/Extra Items as on ..... not included in the Estimated Cost (Table –C) | 0.00               |

**Table - B**

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

| Sr. No | Common areas and Facilities Amenities                                                                                                    | Amount<br>(in Rs.) |
|--------|------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 1      | Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31.03.2020 is | 8,50,00,000.00     |
| 2      | Cost incurred as on 31st March 2020 [based on estimated cost]                                                                            | 16,02,700.00       |
| 3      | Work done in Percentage (as Percentage of the estimated cost)                                                                            | 1.89%              |
| 4      | Balance Cost to be Incurred (Based on Estimated Cost)                                                                                    | 8,33,97,300.00     |
| 5      | Cost Incurred on Additional/Extra Items as on 31st March 2020 not included in the Estimated Cost (Table –C)                              | 0.00               |

Yours Faithfully,

Signature of the Engineer

(Name)

(License No. 152)

NMRDA/152/147



**Table – C [NIL]**

List of Extra/Additional Items executed with Cost  
(Which were not part of the original Estimate of Total Cost)

| Sr. No. | Items               | Cost |
|---------|---------------------|------|
| 1       | <Item 1>            |      |
| 2       | <Insert items here> |      |