

**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 : 31 /12/2023

To
The Soumitra Promoter & Developer,
H No. 6, Bus Stop,
Hingna Bus Stop,
Nagpur 440023

Subject: Certificate of Cost Incurred of "Soumitra Nagar" for Development of Residential Layout on Kh. No. 1/4 & 1/5B, P. H. No. - 6, Mouza – Waddhamna, Tah – Hingna, Dist - Nagpur as under :

Sr. No.	Name of Layout	MAHARERA Registration No.	Final Plot No.	Demarcated By				Admeasuring area (In Sq. Mtr.)
				North	South	East	West	
1	"Soumitra Nagar" Residential layout		kh.no 1/4 and 1/5/B Mouza - Waddhamna, Tah: Hingna, Dist: Nagpur	21°07'41.960", 78°57'06.310"	21°07'40.988", 78°56'53.644"	21°07'39.114", 78°57'02.998"	21°07'43.185", 78°56'53.667"	24,200.37

Of Division Nagpur village Waddhamna, taluka Hingna District Nagpur PIN 440023 are being developed by "Soumitra Promoter and Developer".

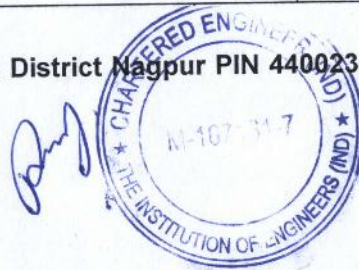
Ref: MahaRERA Registration Number :-P50500023881

Sir,

I DHIRAJ JAGYASI have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being as mentioned below :

Sr. No.	Name of Building	Final Plot No.	Admeasuring area (In Sq. Mtr.)
1	"Soumitra Nagar" Residential layout	kh.no 1/4 and 1/5/B Mouza Waddhamna, Tah: Hingna, Dist: Nagpur	24200.37

Of Division Nagpur village Waddhamna, taluka Hingna District Nagpur PIN 440023 are being developed by "Soumitra Promoter and Developer".



Following technical professionals are appointed by "Soumitra Promoter and Developer".

Sr. No.	Name of Layout	L.S. / Architect	Project Management Consultant	MEP Consultant	Engineer/ Quantity Surveyor
1	"Soumitra Nagar" Residential layout	Mr.Umesh M. Lamge	M/s Fire Arcor Infrastructure Pvt. Ltd.	Mr.Umesh M. Lamge	Mr.Dhiraj Jagyasi

2. We have estimated the cost of the completion to obtain Completion Certificate of the Civil, MEP and Allied works, of the project and proportionate completion of internal and external works of the project as per specifications mentioned in agreement to sale. 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 quantity Surveyor appointed by **Soumitra Promoter and Developer**. The assumption of the cost of material, labour and other inputs made by **Soumitra Promoter and Developer**, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the infra works of the aforesaid project under reference as **Rs 2,78,69831/-** (Total of Table A and B) at the time of registration. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of the project and proportionate completion of internal and external works of the project as per specifications mentioned in agreement to sale required to be completed for the purpose of obtaining completion certificate for the layout development works from the being Planning Authority under whose jurisdiction the aforesaid project is being implemented.

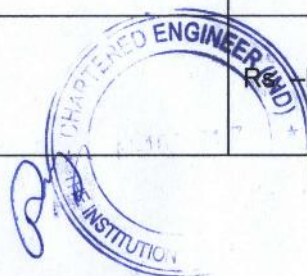
4. The Estimated Cost Incurred till date is calculated at **Rs. 1,16,86,709/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works required for completion of the project and proportionate completion of internal and external works of the project as per specifications mentioned in agreement to sale is estimated as **Rs/. 1,61,83,122/-** (Total of Table A and B).

TABLE A

Soumitra Nagar

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 0
2	Cost incurred as on 31 st Dec 2022 (based on the Estimated cost)	Rs. -Nil-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. -Nil-



Note:- Table A is not applicable, as project is residential layout and no building is proposed by Soumitra Promoter and Developer.

TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the External Development Works including amenities and Facilities in the layout as on 25 th Nov 2019 date of Registration .	Rs 2,78,69,381/-
2	Cost incurred as on 31 st Dec 2022 (based on the Estimated cost)	Rs. 1,16,86,709/-
3	Work done in Percentage (as Percentage of the estimated cost)	41.93%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,61,83,122/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. -Nil-

Yours Faithfully

Dhiraj Jagyasi

Signature of Engineer

M-1671817

Mob-9225586841

9322236014



For SOUMITRA PROMOTER AND DEVELOPER

Agreed and Accepted by

Proprietor

Signature of Promoter and Developer,

"Soumitra Promoter and Developer"

Date:-

* Note:

1. The scope of work is to complete registered Real Estate Project as per drawings approved from time to time and as per specification mentioned in agreement of sale.
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. (**) Balance cost to be incurred (4) may vary from difference between total estimated cost (1) and actual cost incurred (2) due to deviation in quantity required / escalation of cost etc., as this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
4. All components of work with specifications are indicative and not exhaustive.
5. Please specify if there are any deviation / qualifications. Example:
Any deviation in input material used from specification in agreement of sale.

TABLE C

List of Extra/Additional/Deleted Items considered in Cost
(which were not part of the original Estimate of Total Cost)

Sr. No.	List of Extra / Additional / Deleted items	Amount in Rs Lacs
	Nil	Nil

FORM – 3 [See Regulation 3]

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project MahaRERA Registration Number (_____)

Sr. No.	Particulars		Amount (Rs.)	
			Estimated	Incurred
1	i. Land Cost :			
	a.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	4030000	4030000
	b.	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	3218031	3218031
	c.	Acquisition cost of TDR (if any)		
	d.	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	1057900	1057900
	e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities		
	g.	Under Rehabilitation scheme :		
		(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer		
		(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA Note : (for total cost of construction incurred, minimum of (i) or (ii) is to be considered		
		(iii) Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupant, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,		
		(iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	1307539	1307539
		Sub-Total of LAND COST	9613470	9613470
	ii. Development Cost / Cost of Construction			
	a.	(i) Estimated Cost of Construction as certified by Engineer		

		(ii) Actual Cost of Construction incurred as per the books of accounts as verified by the CA		
		Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
		(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.) cost of machineries and equipment including its hire and maintenance costs, cnsomables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	28869831	12834677
	b.	Payment of Taxes, cess, fees, charges, Premium, interest etc to any statutory authority.		
	c.	Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;		
		Sub-Total of Development COST	28869831.04	12834677
2	Total Estimated Cost of the Real Estate Project [1 (i) + 1(ii)] of Estimated Column		38483301.04	
3	Total Cost Incurred of the Real Estate Project [1 (i) + 1(ii)] of Incurred Column		22448147	
4	% Completion of Construction Work (as per Project Architect's Certificate)		41.93%	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		58%	
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Prooprtion of cost incurred (Sr. Number 2 * Sr. Number 5) Less : Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		22448147	
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		22448147	

This certificate is being issued for RERA compliance for Soumitra Promoter & Developer and is based on certain assumption as enclosed and on the records and documents produced before me and explanations provided to me by the management of the Company

Yours Faithfully

