FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

To,

Date:-29/05/2020

Smt. Vanita Thorane,

Mrs. Sneha Thorane

Wadi, Nagpur

Subject : Certificate of Cost Incurred for Development work of "Gajanan Nagari" Thorane Layout situated on the Land bearing Survey No.04, P.H.No.11, Mouza Pipda(Kin), demarcated by its boundaries (latitude and longitude of the end points) Lat:21.312529, lng: 78.870805 to the North Lat: 21.311441, Lng: 78.870652 to the South Lat:21.311551, Lng:78.871492 to the East Lat:21.311957 Lng:78.870047 to the west of Division Nagpur Village Pipda(Kin), Taluka Kalmeshwar, District Nagpur, PIN 441502 admeasuring 23200.00 sq.mts. area being developed by M/s. Vanita Thorane & Sneha Thorane (AOP).

Ref : MahaRERA Registration Number _____

Sir ,

I/we Coustube Turankar have undertaken assignment of estimated cost for the subject Real Estate Project proposed to be registered under MahaRERA, being bearing Development work of "Gajanan Nagari" Thorane Layout situated on the Land bearing Survey No.04, P.H.No.11, Mouza Pipda(Kin), of Division Nagpur Village Pipda(Kin), Taluka Kalmeshwar, District Nagpur, PIN 441502 admeasuring 23200.00 sq.mts. area being developed by M/s. Vanita Thorane & Sneha Thorane (AOP)

1. Following technical professional are appointed by owner/ Promoter:-

(i) M/s/Shri/Smt. Vinit Shrivastava as L.S./Architect

(ii) M/s/Shri/Smt. P.Y.Ghuse as Structural consultant

(iii) M/s/Shri/Smt. Harshawardhan Marathe as MEP Consultant

(iv) M/s/Shri/Smt. Coustube Turankar as Quantity 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/plants 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 Coustube Turankar quantity surveyor* appointed by developer/Engineer, and the assumption of the cost of material, labor and other inputs made by developer , and the site inspection carried out by us.
3. We estimate Total Estimated Cost completion of development Work of the aforesaid project under reference as Rs. 87,93,676/- (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 SDO Saoner being the planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs.56,64,993/- (total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount 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 SDO Savneer (planning Authority) is estimated at Rs.31,28,683/- (Total of Table A and B) .
6. I certify that the cost of the civil, MEP and allied work for the aforesaid project completed on the date of this certificate is as given in Table A and B below:

Table A

Building/wing bearing number _____ or called _____
(to be prepared separately for each Building/wing of the Real Estate Project)

Sr. No. (1)	Particulars (2)	Amount (3)
1	Total Estimated cost of the building/wing as on 29/11/2014 date of Registration is	Rs.87,93,676/-
2	Cost incurred as on 31/03/2020 (based on the estimated cost)	Rs.56,64,993/-
3	Work done in percentage (as percentage of the estimated cost)	64.42 %
4	Balance cost to be Incurred (Based on estimated cost)	Rs.31,28,683/-
5	Cost incurred on Additional/Extra Items as on _____ not included in the estimated cost (Annexure A)	Rs.

Table B

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

Sr. No. (1)	Particulars (2)	Amount (3)
1	Total estimated cost of the internal and external development works including amenities and facilities in the layout as on _____ date of Registration is	Rs.
(1)	(2)	(3)
2	Cost incurred as on _____ (based on the estimated cost)	Rs.
3	Work done in percentage (as percentage of the estimated cost)	%
4	Balance cost to be incurred (based on estimated cost)	Rs.
5	Cost incurred on Additional/ Extra items as on _____ not included in the estimated cost (Annexure A)	Rs.

Your Faithfully,

(Coustub Turankar)