

FORM - 2
ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of ongoing Project and for Withdrawal of money from Designated Account for "GLADSTONE" vide Project Registration Number P50500023892)

Date: 25th August 2021

To,

Smt. Sonali Pankaj Waghmare
Flat No. 201, Parijat Heights, Plot No. 7,
Gandhi Nagar, Nagpur - 440010

Subject : Certificate of Cost Incurred for Development of "GLADSTONE", of the Project Registration Number P50500023892, situated on the Kh. No. 49/2/B, PH No. 38/A, Mouza & Village – Gotal Panjari. Tah. – Nagpur (Rural). Distt. Nagpur, demarcated by its boundaries (latitude and longitude of the end points) 12 Mtr. Road to the North, Kh. No. 47 to the South, Kh No. 50 to the East, 12 Mtr Road to the West of Division NAGPUR village GOTAL PANJARI taluka NAGPUR (Rural) District NAGPUR PIN 440034 admeasuring 6600.88 sq. mtrs. area being developed by Smt. Sonali Pankaj Waghmare.

Ref.: RERA Registration Number P50500023892

Sir,

I/We Parag P. Deshkar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being GLADSTONE, situated on the Kh. No. 49/2-B, PH No. 38/A, Mouza – Gotad Panjari, of Division NAGPUR, village and Mouza – Gotal Panjari, Taluka Nagpur (Rural), District NAGPUR, PIN 440034, admeasuring 6600.88 sq.mts. area being developed by **Smt. Sonali Pankaj Waghmare.**

Following technical professionals are appointed by Owner / Promoters:

1. M/s/Shri/Smt. Parag Kotwal as L.S. / Architect;
2. M/s /Shri/ Smt. P. S.Patankar as Structural Consultant
3. M/s /Shri/ Smt. Dhawal S. Harshe as MEP Consultant
- M/s /Shri/ Smt _____ as Quantity Surveyor*

4. 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 calculation is 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 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.

5. We estimate Total Estimated Cost of completion of the residential Layout of the aforesaid project under reference as Rs.1,49,00,000/-. 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 NMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
6. The Estimated Cost Incurred is calculated at Rs. 1,29,00,000/-. The amount of Estimated Cost Incurred is calculated on the bases of amount of Total Estimated Cost.
7. 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 METROPOLITAN REGION DEVELOPMENT AUTHORITY is estimated at Rs. 20,00,000/-.
8. 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

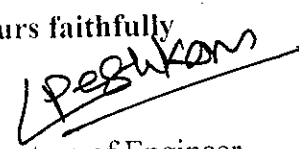
DETAILS FOR THE PROJECT

Sr No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on 25/08/2021 date of Registration is	Rs. 1,49,00,000 /-
2.	Cost Incurred as on 25/08/2021 (based on the Estimated cost)	Rs. 1,29,00,000 /-
3.	Work done in Percentage (as percentage of the estimated cost)	86.57 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 20,00,000 /-
5.	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. __Nil__ /-

TABLE - B
DETAILS FOR THE PROJECT "GLADSTONE"

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Work including amenities and Facilities in the layout as on _____ date of Registration is	Rs. _____ NA _____ /-
2.	Cost Incurred as on _____ (based on the Estimated cost)	Rs. _____ NA _____ /-
3.	Work done in Percentage (as percentage of the estimated cost)	_____ NA _____ %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. _____ NA _____ /-
5.	Cost Incurred on Additional / Extra Items as on _____ _____ not included in the Estimated Cost (Annexure A)	Rs. _____ NA _____ /-

Yours faithfully


Signature of Engineer

(Parag P. Deshpande)

Note:

1. The scope of the work is to complete the 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 Surveyor is appointment 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.
4. As this is an estimate cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive.