Form 2

ENGINEER'S CERTIFICATE

To,

Date: 04.01.2021

M/s. Sachani Developers
Shop No. 1, Mudliar Complex,
Abhyankar Road, Dhantoli,
Nagpur - 440012

Subject : Certificate of Cost Incurred for Development of SHREE GANESH SANIDHYA for construction of building situated on Survey No. 85/A, 85/B-1, 85/B-2, 85/C, Final Plot No. R/47, demarcated by its boundaries

To the North	Plot No. 44, 45 & 46
To the South	P. U. Land
To the East	Shiv Pandhan Mouza Nara
To the West	Layout Road

of Village Bhokara, Taluka Nagpur (Rural), District Nagpur, Pin 441111, admeasuring 1669.21 sq.mts. area being developed by M/s. Sachani Developers, Nagpur

Ref : Maha RERA Registration Number - P50500024420

Sir,

We have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being **"SHREE GANESH SANIDHYA"** Building situated on the plot bearing Survey No. No. 85/A, 85/B-1, 85/B-2, 85/C, Final Plot no R/47, District of Village Bhokara, PIN 441111, admeasuring 1669.21 sq. mts. area being developed by M/s. Sachani Developers, Nagpur

1. Following technical professionals are appointed by Sachani Developers. :-

(i) Mr. Ritesh Suthar, Nagpur as L.S./Architect

(ii) M/s. AAJ Engineers and Consultants, Nagpur as Structural Consultant

(iii) Shri Abhay Kumbhalwar, Nagpur 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. 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 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 of completion of the building of the aforesaid project under reference as Rs. 5,34,00,000/- (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 NMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 1,00,23,000/- (Total of table A & 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 is estimated at Rs. 4,33,77,000 /- (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

Building bearing Plot No. R/47, called SHREE GANESH SANIDHYA

Sr. No.	Particulars	Amount
1	Total Estimated cost of building as on 5.01.2020 date of Registration is	Rs. 5,16,00,000 /-
2	Cost incurred as on 04.01.2021 (based on the Estimated Cost)	Rs. 86,91,000 /-
3	Work done in Percentage (as Percentage of the estimated cost)	16.84%
4	Balance cost to be incurred (based on the Estimated Cost)	Rs. 4,29,09,000 /-
5	Cost incurred on Additional/Extra Items as on 5.01.2020 not including in the Estimated cost (Annexure A)	0

TABLE B

Sr. No.	Particulars	Amount
1	Total Estimated cost of the internal and external development work including amenities and	Rs. 18,00,000/-

	Facilities in the layout as on 5.01.2020 date of Registration is	
2	Cost incurred as on 04.01.2021 (based on the Estimated Cost)	Rs. 13,32,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	74%
4	Balance cost to be incurred (based on the Estimated Cost)	Rs. 4,68,000/-
5	Cost incurred on Additional/Extra Items as on 5.01.2020 not including in the Estimated cost (Annexure A)	0

Yours Faithfully

Signature of Engineer

* 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.

4. 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.

5. All components of work with specifications are indicative and not exhaustive.