KAMLESH HEDAU
civil engineer

FORM-2
ENGINEER'S CERTIFICATE
(Dec 2024)

To
The -M/S GOVIND URBAN CREDIT CO-OP SOCIETY LTD,
Nagpur (Urban), Nagpur – 440009

Subject: Certificate of Cost incurred for development of Construction Work of Residential Project "KHAMLA HEIGHTS" situated on the Plot parcel of North -West portion of land admeasuring 595.50 Sq. Mtr. Being portion part and parcel of Malik Makbuja (Freehold) Land bearing city survey No. 2040, Sheet No. 242/33 total land admeasuring 1132.50 Sq.Mtr.(As per SLR's order dated 26.09.2012 in Appeal n.:116/2012-2013) out of khasra No.76,77 and 80/1 of Mouza Khamla Municipal Corporation House No. 3646 Ward No.75 within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tah. & Dist. Nagpur 440024 admeasuring 1132.50 sq.mts. area being developed by M/s Govind Urban Credit Co-op Society ltd.

Ref: RERA Registration Number P50500024351
Sir.
I, Mr. Kamlesh Hedau have undertaken assignment of certifying estimated cost for the subject Real Estate project proposed to be registered under RERA being situated on the plot No. 2040 of the entire land bearing Kh. Nos. khasra No.76,77 and 80/1 bearing City Survey Nos. 2040 and Sheet No. 242/33 final plot no.71/A as per sanctioned plan, demarcated by its boundaries other property to the North – Pracharya Arun Kalode Vidyalaya, South- City Survey No. 38, East – Layout of Laharikrupa co-op. HSG Society LTD. & on the West side Khamla Road - Nagpur (M Corp.), Nagpur (Urban), District - Nagpur PIN – 440024 admeasuring 1132.50 Sq.Mtr.(As per SLR's order dated 26.09.2012 in Appeal n.:116/2012-2013) area being developed by by M/s Govind Urban Credit Co-op Society ltd.

1. Following technical professionals are appointed by Owner/ Promoter
(i) Mr. Sandeep Pandit, Nagpur as Licensed Surveyor.
(ii) M/s. Patankar Consultants, Nagpur as Structural Consultant
(iii) Mr. Kamlesh Hedau as Quantity Surveyor.

2. We have estimated the cost of the completion to obtain Occupation Certificate /Completion Certificate, of the Civil, MEP and Allied 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 Mr. Kamlesh Hedau quantity Surveyor* appointed by Developer, and the assumption of the cost of material, Labour and other inputs made by developer, and the site inspection carried out by us.

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3. We estimate Total Estimated Cost of Completion of the building of the aforesaid project under reference as Rs. 11,10,00,000.00/-. The estimated Total Cost of project is with reference to the Civil, MEP and allied works for required to be completed for the purpose of obtaining occupation Certificate/ Completion certificate for the Project from the Nagpur improvement Trust being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated Rs. 8,52,59,894/- 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 Project subject to obtain Occupation Certificate/ Completion Certificate from Nagpur municipal corporation (planning Authority) is estimated at Rs.2,57,40,106.00/-

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 / Wing bearing number "A"

(To be prepared separately for each Building/Wing of the Real Estate Project)

Sr No.	Particulars	Amounts
1	Total Estimated cost of the Project as on 30/09/2023 date of Registration is 07/02/2020	Rs 11,10,00,000.00/-
2	Cost incurred as on 31/03/2024 (Based on the Estimated Cost)	Rs 8,52,59894/-
3	Work done in percentage (As percentage of the estimated cost)	73.51%
4	Balance cost to be incurred (Based on Estimated cost)	Rs. 2,57,40,106/-
5	Cost incurred on Additional/ Extra items as on 31/12/2024 included in the Estimated Cost.	Nil

TABLE - B

To be prepared for the entire registered phase of the Real Estate Project

Sr No.	Particulars	Amounts
1	Total Estimated cost of the Project as on 30/09/2023 date of Registration is 07/02/2020	Rs 11,10,00,000.00/-
2	Cost incurred as on 31/03/2024 (Based on the Estimated Cost)	Rs 8,52,59894/-
3	Work done in percentage (As percentage of the estimated cost)	77.51%
4	Balance cost to be incurred (Based on Estimated cost)	Rs. 2,57,40,106/-
5	Cost incurred on Additional/ Extra items as on 30/09/2024 included in the Estimated Cost.	Nil

Yours faithfully,
Signature of the Engineer

Kamlesh Hedau
(License No. 14132051)

Date: - 29/01/2025
Place:-Nagpur