NARENDRA BAWANKAR

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FORM-2
ENGINEER'S CERTIFICATE

Subject: **(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)**
Certificate of Percentage of Completion of Construction Work of 4 No.s of Building - Wing A, B , C, D of the Project 'Leverage Greenwoods - Harmony' [P50500025134/P50500023240/P50500026781] situated on the Khasra No 152/3, PH no.38 at Mouza Pipla , Tah & Dist Nagpur (Rural),Demarcated by its boundaries (Khasra no. 152/1) 21.082884, 79.110666 to the North , (12 M W Road) 21.081186, 79.110651 to the South, (Khasra No. 152/2) 21.082062, 79.111106 to the East, (Khasra No. 153) 21.082027, 79.110149 to the West of village Pipla Tehsil Nagpur (Rural) District Nagpur PIN 440034 admeasuring 7483.223 sq.mts. area being developed by Leverage Spaces LLP,Nagpur.

I, Narendra Bawankar have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of 4 No.s of Building - Wing A, B , C, D of the Project 'Leverage Greenwoods - Harmony' [P50500025134/P50500023240/P50500026781] situated on the Khasra No 152/3, PH no.38 at Mouza Pipla , Tah & Dist Nagpur (Rural),

Demarcated by its boundaries(Khasra no. 152/1) 21.082884, 79.110666 to the North , (12 M W Road) 21.081186, 79.110651 to the South, (Khasra No. 152/2) 21.082062, 79.111106 to the East, (Khasra No. 153) 21.082027, 79.110149 to the West of village Pipla Tehsil Nagpur (Rural) District Nagpur PIN 440034 admeasuring 7483.223 sq.mts. area being developed by Leverage Spaces LLP,Nagpur.

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

1. Following technical professionals were consulted by me for verification /for certification of the cost:

(i) Shri Prashant Satpute as Architect
(ii) Shri P.S. Patankar as Structural Consultant
(iii) Shri Ashwin Patankar as MEP Consultant
(iv) Shri Prabhakar Gabhane as Site Supervisor

2. The project is still ongoing. We have estimated the cost of the completion 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 Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. I estimate the Total Cost for completion of the project under reference as Rs. 37,05,40,000/-(Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4. The estimated actual cost incurred till date 30.06.2022 is calculated at Rs.22,15,00,000/- (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on 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 the Competent Authority is estimated at Rs. 14,90,40,000/- (Total of S.No. 4 in Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 30th June 2022 date is as given in Tables A and B below :

Table A1

For Wing A

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 29.02.2020 (date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs. 8,60,00,000/-
2	Cost incurred as on 30.06.2022 (Based on the actual cost incurred as per records)	Rs. 3,71,00,000/-
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	43.14%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 4,89,00,000/-
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	43.14%
	(Enclose separate sheets for the cost calculations for each unit/building or tower)	

Table A2

For Wing B

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31.10.2019 (date of Building Permission from Competent	Rs. 8,60,00,000/-
2	Cost incurred as on 30.06.2022 (Based on the actual cost incurred as per records)	Rs. 5,86,00,000/-
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	68.14%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 2,74,00,000/-
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1	68.14%
	(Enclose separate sheets for the cost calculations for each unit/building or tower)	

Table A3

For Wing C

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31.10.2019(date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs. 10,18,00,000 /-
2	Cost incurred as on 30.06.2022 (Based on the actual cost incurred as per records)	Rs. 7,16,00,000/-
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	70.33%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 3,02,00,000/-
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1	70.33%
	(Enclose separate sheets for the cost calculations for each unit/building or tower)	

Table A4

For Wing D

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30.09.2020 (date of Building Permission from Competent	Rs. 7,89,00,000/-
2	Cost incurred as on 30.06.2022 (Based on the actual cost incurred as per records)	Rs. 4,54,00,000/-
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	57.54%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 3,35,00,000/-
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1	57.54%
	(Enclose separate sheets for the cost calculations for each unit/building or tower)	

TABLE B

Internal & External Development works and common amenities

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

S.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	Rs. 1,78,40,000/-
2	Cost incurred as on 30.06.2022(based on the actual cost incurred as per records)	Rs. 88,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1)*100)	49.33%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 90,40,000/-
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	49.33%
	(Enclose separate sheet for the cost calculations)	

Signature of Engineer

Name Narendra Bawankar

Address Plot No. 6, Gulmohar Nagar, Bharatwada Road, Nagpur.

Aadhar No. 4279 7627 1365

PAN No. AMDPB3830C

Annexure A

List of Extra / Additional Items executed with Cost

(which were not part of the original Estimate of Total Cost)