NITIN.M.ZADE
LICENCED ENGINEER
L.S. NO. NIT.2445
NMC 573

NO. 21, KUBER REGENCY NEAR ALL INDIA REPORTER PRESS CONGRESS NAGAR., NAGPUR.
PH. NO.2458526.

FORM 2

[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account – Project wise)

Date: 17th Sep. 2020

To

M/s Nupur Constructions

Plot No 40, Deo Nagar Khamala Road, Nagpur

Subject: Certificate of Cost Incurred for Development of "Bharat Heights Apartments" for the Construction of One Residential Building of the M/s Nupur Constructions situated on the Plot No B-31 & B-32, Krushak Mahila Lay-out, Mauza- Hajari Pahad, P.H. No. 7, City survey No. 5, Sheet No 40 and Ward No. 68, demarcated by its boundaries as below, Taluka & Diskict : Nagpur, Maharashtra, Pin 440007, admeasuring 354.614 Sqmt. area being developed by M/s Nupur Constructions.

Demarcated by its boundaries (latitude and longitude of the end points)

On the East : Plot No B-33
On the West : Road
On the North : Plot No B-8
On the South : Road

Ref : MahaRERA Registration Number

I / We have undertaken assignment as certifying Estimated Cost for the subject Real Estate Project named "Bharat Heights Apartments" for the Construction of One Residential Building of the M/s Nupur Constructions situated on the Plot No B-31 & B-32, Krushak Mahila Lay-out, Mauza- Hajari Pahad, P.H. No. 7, City survey No. 5, Sheet No 40 and Ward No. 68, demarcated by its boundaries as below, Taluka & Diskict : Nagpur, Maharashtra, Pin 440007, admeasuring 354.614 Sqmt. area being developed by M/s Nupur Constructions.

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1. Following technical professionals are appointed by Owner/Promoter:- (as applicable)
(i) Shri Nitin M. Zade as L.S. / Architect
(ii) Shri R & G Associates as Structural Consultant
(iii) Shri Prakash Satghare as a Site 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/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 us, and the assumption of the cost of material, labour 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(s) of the aforesaid project under reference as Rs 2,62,44,000 (Total of Table A & B). The estimated Total Cosl 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 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at 0.00 (Total of Table A and 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 Nagpur municipal corporation (Planning Authority) is estimated at Rs 2,62,44,000 (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/Wing bearing Number 01 or called Bharat Heights Apartments
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 31.08.2020 date of Registration is	2,17,51,800.00
2	Cost incurred as on 31.08.2020	-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	2,17,51,800.00
5	Cost Incurred on Additional/Extra Items as on 31.07.2020 not included in the Estimated Cost (Table –C)	-

Table - B

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

Sr. No	Common areas and Facilities Amenities	Amount (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31.08.2020 date of Registration is	4492200.00
2	Cost incurred as on 31.08.2020 [based on estimated cost]	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	4492200.00
5	Cost Incurred on Additional/Extra Items as on 31.08.2020 not included in the Estimated Cost (Table –C)	0.00

Yours Faithfully,

Nitin M. Zade
Consulting Civil Engineer
NMC Lic No.:573
NIT Lic No :2445

Signature of the Engineer

Nitin M. Zade
Consulting Civil Engineer
NMC Lic No.:573
NIT Lic No :2445

(License No ……...)

Table – C [NIL]

List of Extra/Additional Items executed with Cost

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

Sr. No.	Items	Cost
1	<Item 1>	
2	<Insert items here>	