Annexure-B

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)

To,

Date: 22 June' 2022

The ROYAL RANCHES

NAGPUR

Subject: Certificate of Cost Incurred for Development of **ROYAL RANCHES** having MahaRERA Registration Number **P50500026907** being developed by **MUSTAFA HASSONJEE AND MASOOD HASAN DARIWALA PROMOTOR OF ROYAL RANCHES.**

Sir,

I/We AR HUSAIN KARORI have undertaken assignment of certifying Estimated Cost for **ROYAL RANCHES** having MahaRERA Registration Number **P50500026907** being developed by **MUSTAFA HASSONJEE AND MASOOD HASAN DARIWALA PROMOTOR OF ROYAL RANCHES.**

1. We have estimated the cost of civil. MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Developer / consultants. The schedule of items and quantity required for the entire work as calculated by HASNAIN HUSAIN (CIVIL ENGGINEER) Quantity Surveyor* appointed by Developer/Engineer, the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us to ascertain / confirm the above analysis given to us.

2. We estimate Total Estimated Cost of completion of the aforesaid project under referenc at Rs. 1,20,00,000/- (Total of Table A and B) at the time of Registration. The estimat total cost of project is with reference to the Civil, MEP and allied works required completion of the apartments and proportionate completion of internal & exter works, as per specifications mentioned in agreement of sale and for the purpose obtaining occupation certificate/completion certificate for the building(S) / Wing(

Scanned with Ca

Layout / Plotted Development from the (NMRDA) NAGPUR METRO REGIO DEVELOPMENT ATTORITY being the planning authority under whose jurisdicti the aforesaid project is being implemented.

3. The estimated Cost Incurred till date is calculated at Rs.37,91,114.00 (Total of Table and B). The amount of Estimated Cost Incurred is calculated on the basis of in materials / services used and unit cost of these items.

4. The Balance cost of Completion of the Civil, MEP and Allied works for completion of apartments and proportionate completion of internal & external works, as specifications mentioned in agreement of sale, of the project is estimated Rs.82,08,886.00 (Total of Table A and B).

5. I certify that the cost of the Civil, MEP and allied work for the apartment proportionate internal & external works, as per specifications mentioned in agreeme sale, of aforesaid Project as completed on the date of this certificate is as given in Ta and B Below:

Table A

Building/Wing/Layout/Plotted Development bearing Number 01

(To be prepared separately for each Building /Wing/Layout/Plotted Development Real Estate Project)

Sr. No.	Particulars	Amounts (In Rs.)
1	Total Estimated cost of the building/wing/Layout/Plotted Developments on date of Registration is	1,20,00,000
2	Cost incurred as on date of certificate	32,51,404
3	Work done in percentage (as percentage of the estimated cost)	31.59%
4	Balance Cost to be Incurred**(Based On Estimated Cost)	87,48,596
5	Cost incurred on additional / Extra Items not included in the Estimated Cost (Table-C)	10,44,710

Table B

Internal & External Development Works In Respect of the Registered Phase

Sr. No.	Particulars	Amounts (In Rs.)
1	Total Estimated cost of the Internal and External Development works including amenities and facilities in the layout as on date of Registration is	NA
2	Cost incurred as on date of certificate	NA
3	Work done in percentage (as percentage of the estimated cost)	NA
4	Balance Cost to be Incurred (Based On Estimated	NA

Scanned with Ca

	Cost)	
5	Cost incurred on additional / Extra Items not included in the Estimated Cost (Table-C)	NA

Yours faithfully,

Signature & Name

PALSAPURE & ASSOCIATES
Consulting Engineer, Project Consultant
Regd. Valuer, Interior Designer
98, SURYA NAGAR, NAGPUR - 8

NARAYAN PALSAPURE

with Stamp of Engineer

[Not Less than Bachelor's Degree Holder or equivalent as per section 2(u) of the Act]

Local Authority licence no. 17 (NMRDA)(If applicable)

Agreed and Accepted by:

Signature of Promoter

Name:

Date:

Note:

1. The scope of work is to complete Registered Real Estate Project as per Drawings approved from time to time and as per specifications mentioned in agreement of sale.

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 the 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. (**) Balance Cost to be incurred (4) may vary from Difference between Total estimat Cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation cost etc. As this is an estimated cost, any deviation in quantity required for developmen the Real Estate Project will result in amendment of the cost incurred/ to be incurred.

Scanned with Ca

4. All components of work with specifications are indicative are not exhaustive.

5. Please specify if there are any deviations / qualifications. Example: Any deviations in input material used from specification in agreement of sale.

Table C

List of Extra / Additional/ Deleted Items considered in cost

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

Sr.No.	List of Extra/ Additional/ Deleted items	Amount (In Rs.)
1.		
2.		

Scanned with Ca