N. K. Palsapure
M. Tech (Struct, IIT Bombay), MIE, FACCE (I), FICI, MACI

PALSAPURE
& ASSOCIATES
- Registered Valuer
- Consulting Engineer
- Project Consultant
- Architect
- Interior Designer
- Regd. No. CAT I/299/1988/W.T.
IBBI/RV/07/2019/11444

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)

Date: 1st Oct' 2023

To,

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. For the Quarter ending Sep'2023**

Sir,

I **NARAYAN PALSAPURE** 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.

9E, Shop No. 1, Mittal Complex, Opp. Hotel Gomti, Suryanagar, Nagpur - 440 035
Email: narayan@palsapure0201@gmail.com, narayan@ palsapure.com M.: 9422113814

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2. We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 1,00,00,000/-** (Total of Table A and B) at the time of Registration. The estimated total cost of project is with reference to the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the building(S) / Wing(S) / Layout / Plotted Development from the **(NMRDA) NAGPUR METRO REGION DEVELOPMENT ATTORITY** being the planning authority under whose jurisdiction the aforesaid project is being implemented.

3. The estimated Cost Incurred till date is calculated at Rs.1,08,10,787.00 (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input 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 the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the project is estimated at Rs..00 (Total of Table A and B).

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

Table A

Building/Wing/Layout/Plotted Development bearing Number 01

(To be prepared separately for each Building /Wing/Layout/Plotted Development of the 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	1,00,00,000
2	Cost incurred as on date of certificate	1,08,10,787.00
3	Work done in percentage (as percentage of the estimated cost)	100%
4	Balance Cost to be Incurred**(Based On Estimated Cost)	.00
5	Cost incurred on additional / Extra Items not included in the Estimated Cost (Table-C)	32,94,178.00

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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 Cost)	NA
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
9E, 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._____ (If applicable)

Agreed and Accepted by:

IKON BUILDCON

Signature of Promoter PARTNER

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.

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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 estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. 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.

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.	Bank charges	91393
2.	Salary	914330
3.	Audit	27800
4.	Borewell repair	8300
	BROKERAGE	16,90,352
5.	Electric bills	331640
6	Elec repair	20600
7.	Int	90
8.	Misc	18345
9.	Printing	46230
10.	Membership	21800
11.	Valuation rep	3500

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12.	Water	1300
13.	Website	3500
14.	Legal	64,000
15.	Collector Fund	51,000
	Total	32,94,178.00

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