

**FORM-2 [see Regulation 3]
ENGINEER'S CERTIFICATE**

Date: 4th July 22

To
Sandeep Dwellers Pvt. Ltd.
3C, Gulmohar, Temple Road,
Civil Lines, Nagpur - 440001

Subject: Certificate of Cost Incurred for Development
Project: SDPL Om
MahaRERA No: P50500026827

Sir,

I, Prasanna Kulkarni, have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under MahaRERA, Completion of Construction Work of SDPL Om for Construction of 3 building (MahaRERA Registration Number – P50500026827) situated on the Plot No. 134 bearing Survey no. 464, Kh. No. 56, demarcated by its boundaries (21°09'20.9"N 79°07'46.6"E) to the North Railway Area, to the South 18 M Road, to the East Plot No 135, to the West Railway Area of Division Nagpur, Village Nagpur (M Corp.), Taluka Nagpur (Urban) District Nagpur PIN 440008, admeasuring 3270.18 Sq.mts. area being developed by Sandeep Dwellers Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter:-
 - (i) Shri Anand Sarda as L.S. / Architect
 - (ii) Shri Prasanna Kulkarni as Structural Consultant
 - (iii) Shri Anand Sarda as MEP Consultant
 - (iv) Shri Prasanna Kulkarni as Quantity Surveyor *
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 Prasanna Kulkarni quantity Surveyor* appointed by Developer/Engineer, 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. 21,44,17,500** Total of Table A and B). The estimated Total Cost 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 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 at **Rs. 6,96,51,075** (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 Improvement Trust (planning Authority) is estimated at **Rs. 14,47,66,425** (Total of Table A and 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 :

Calculation for Architect's Certificate - Form 1
Project - SDPL Om

Wing 1

Sr. No.	Tasks /Activity	Work Done %
		A
1	Excavation	100%
2	___1___ number of Basement	100%
3	___1___ number of Plinth	100%
4	1 Stilt Floor	100%
5	___10___ number of Slabs of Super Structure	50%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	25%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0.0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0%
Total Work Done for the Wing / Building		38%

Wing 2

Sr. No.	Tasks /Activity	Work Done %
		A
1	Excavation	100%
2	___1___ number of Basement	100%
3	___1___ number of Plinth	100%
4	1 Stilt Floor	100%
5	___10___ number of Slabs of Super Structure	40%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	15%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0.0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0%

10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0%
Total Work Done for the Wing / Building		33%

Wing 3

Sr. No.	Tasks /Activity	Work Done %
		A
1	Excavation	100%
2	___1___ number of Basement	100%
3	___1___ number of Plinth	100%
4	1 Stilt Floor	100%
5	___10___ number of Slabs of Super Structure	40%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	10%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0.0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0%
Total Work Done for the Wing / Building		33%

Wing 4

Sr. No.	Tasks /Activity	Work Done %
		A
1	Excavation	100%
2	___0___ number of Basement	0%
3	___1___ number of Plinth	50%
4	0 Stilt Floor	0%
5	___5___ number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%

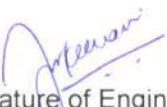
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0.0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0%
Total Work Done for the Wing / Building		6%

TABLE-B

Internal & External Development Works in Respect of the entire Registered Phase

Sr. No.	Common areas and Facilities, Amenities	Work Done %	Details
		A	
1	Water Conservation, Rain water Harvesting :	75%	As per law
2	Energy management :	0%	As per law
3	Fire Protection And Fire Safety Requirements :	0%	As per law
4	Electrical Meter Room, Sub-Station, Receiving Station :	0%	As per law
5	Generator Back up	0%	For common lighting
6	Lift	20%	1 in each wing no 1 2 3
7	Security CCTV camera	20%	For common areas
8	Society Office	0%	One for all 3 buildings
9	Open Parking :	0%	As per law
10	Water Supply	0%	From NMC
11	Sewerage (chamber, lines, Septic Tank , STP)	25%	Sewerage line of corporation
12	Storm Water Drains	25%	As per law
13	Landscaping & Tree Planting	0%	As per law
Total Work Done for the Wing / Building		9%	

Yours Faithfully


 Signature of Engineer
 Prasanna Kulkarni
 (Licence No.)
Prasanna Kulkarni
Mtech Structures
 Chartered Structural Engineer

*** Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.