

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: 02nd Feb 2022

To

JD BUILDCON PVT. LTD.,

SHIVAJI NAGAR,

NAGPUR

Subject: Certificate of Cost Incurred for Development of "PEARL" for Construction of MULTISTORIED building situated on the plot No.09, Thak No. 183, Mouza: Lendra, C.T.S. No. 55, Sheet No. 18, House No. 313, waed No. 70, Khare Town; Dist. Nagpur, demarcated by its boundaries (latitude and longitude of the end points) 21°08'23.4" to the North 79°03'48.7" to the East; 12M wide road to the North; C.T.S. No. 57 to the south; Plot No. 08 to the East; Plot No 10 to the West; Division: Nagpur, District: Nagpur, Pin 440010 admeasuring 630.340 sq.mts. area being developed by JD BUILDCON PVT. LTD.

Ref: RERAREgistration Number P50500027509

Sir,

I ASHOK KHOT have undertaken assignment of certifying Estimated Cost for the Subject Real EstateProject proposed to be registered under RERA, being Multistoried residential Building named "PEARL" situated on the plot of the plot No.09, Thak No. 183, Mouza: Lendra, C.T.S. No. 55, Sheet No. 18, House No. 313, waed No. 70, Khare Town; Dist. Nagpur. PIN 440010 admeasuring 630.340 sq mtrs. Area being developed by **JD BUILDCON PVT. LTD.**

1. Following technical professionals are appointed by Owner / Promoter: -

- (i) Shri. Prashant Satpute as Architect;
- (ii) Shri. P.S. Patankar as Structural Consultant
- (iii) MEP Consultant - Not Application
- (iv) Shri. Akshay Patwardhan as Quantity Surveyor

2. ~~We have estimated~~ the cost of the completion to obtain Occupation 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 Akshay Patwardhan 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.

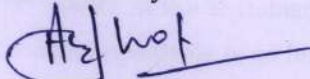
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under Reference as Rs. 15,11,88,000. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate for 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 Rs. 10,47,42,714/-. 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 from Nagpur Municipal Corporation (planning Authority) is estimated at Rs.4,64,45,286/-
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 Name "PEARL"

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 08 TH DEC 2020 date of Registration is	Rs. 4,40,00,000/-
2	Cost incurred as on 02 nd Feb 2022 (based on the Estimated cost)	Rs.1,28,89,268/-
3	Work done in Percentage (as Percentage of the estimated cost)	29.30%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,11,10,732 /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL/-

Yours Faithfully



Signature of Engineer