MAHENDRA S. BHANDARI
B.E. (CIVIL) M.I.E., F.I.V.
CONSULTING ENGINEER • GOVT. REGISTERED • VALUER CHARTERED ENGINEER • PLANNER
Resi. & Office : Plot No. 173, 4th Floor, "Shivprasad Apartment", Shree Nagar, Nagpur - 440015
Mo. : 9922729541 E-mil : mahendrabhandari15@gmail.com

FORM-2

ENGINEER'S CERTIFICATE

Date: 31st July 2021

To;

M/s Cozy Homes
Plot No. 243, Axon House , Chatrapati Nagar ,
Behind Chatrapati Hall, Offside Wardha Road , Nagpur
Nagpur – 440015.

Subject: Certificate of Cost Incurred for Development of Residential Layout on Land bearing Kh. No. 125/3,4,5/1, Mouza : Jamtha , Tah: Nagpur Gramin & Dist: Nagpur , to be Known as "JAMTHA KLASSIC", whose Development work in Progress on Land demarcated by its boundaries having cordinates NL 21°0'19.22627", EL 79°02'23.8664" & bounded as , North by Kh.No. 125/1K, East by Kh.No. 123., West 60.00 Mtr wide National Highway & South by - **Kh No.125/3,4,5/2**, Mouza; Jamtha , Tah: Nagpur Gramin & Dist: Nagpur, PIN-441108, admeasuring (19,157.73 sq.mts.) of area being developed by M/s Cozy Homes .

Ref: RERA Registration Number :P50500027612

Sir,

I Mahendra S. Bhandari have undertaken assignment of certifying Estimate Cost for the Subject Real Estate Project proposed to be registered under RERA, being Residential Layout on Land bearing . No. 125/3,4,5/1, Mouza : Jamtha , Tah: Nagpur Gramin & Dist: Nagpur, PIN-441108 whose Development work in Progress , admeasuring (19,157.73 sq.mts.) of area being developed by M/s Cozy Homes .

Mahendra S. Bhandari
B. E. (Civil), M.I.E., F.I.V.
Chartered Engr. Planner & Consulting Engr.
Govt. Registered Valuer CAT.I-101 of 2009
NMC/L-498, N.I.T.R.-2187, M-135774-8, F:16383
Cell No. 9922729541, 9921546726
Ph. No.:9370928960

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

(i) Shri Umesh Lange Architect ;

(ii) Shri Nilesh Godbole as 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 calculation are based on the Drawings/plans made available to us for the project under entire work 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 Development of said Layout of the aforesaid project under reference as Rs 175.00 Lacs . 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 commencement of project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 72,000/- 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) /Development of Layout of the subject project to obtain Occupation Certificate / Completion Certificate from NAGPUR IMPROVEMENT TRUST/NMRDA (planning Authority) is estimated at Rs 1,74,28,000/-

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

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TABLE A

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Development of said Residential Layout "JAMTHA KLASSIC" as on 31.07.2021 date of Registration is 23/12/2020	Rs. 1,75,00,000/-
2	Cost incurred as on 31.07.2021 (based on the Estimated cost)	Rs. 72,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	0.41%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,74,28,000/-
5	Cost Incurred on Additional /Extra Items as on date not included in the Estimated Cost (Annexure A)	Rs. Nil

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TABLE B (for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31.07.2021 date of Registration is 23/12/2020	Rs. 1,75,00,000/-
2	Cost incurred as on 31.07.2021 (based on the Estimated cost)	Rs. 72,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	0.41%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,74,28,000/-
5	Cost Incurred on Additional /Extra Items as on date not included in the Estimated Cost (Annexure A)	Rs. Nil

Yours Faithfully

Mahendra S. Bhandari
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