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

[See Regulation 3]

Date: 07/10/2021

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,

1. 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 . having MahaRERA Registration Number **P50500027612**

2. 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 calculation are based on the drawings/plan made available to us for the project under reference by the Developer / Consultants. The Schedule of items and quantity required for the entire wok as calculated by –Shri Nilesh Godbole 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 analysis given to us.

3. We estimate Total Revised Estimated Cost of completion of the aforesaid project under reference at Rs. 4,50,00,000/- (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

Mahendra S. Bhandari
B.E. (Civil), M.I.E., F.I.V.
Chartered Engineer & Govt. Registered Valuer
Govt. Registered Valuer CAT-I of 2009
NMC/L-495, IBBI/CE-2187, M-135774-8, F-10383
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of sale and for the purpose of obtaining occupation certificate / completion certificate for the Buildng(s) / Wing(s) / Layout / Plotted Development form the N.M.R.D.A. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated as Rs. 2,00,000/-((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.

5. 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 date, of the Project is estimated at Rs. 4,48,00,000/- (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale, of the 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 Project to be known as < "JAMTHA KLASSIC > on Land bearing Kh. No. 125/3,4,5/1, Mouza : Jamtha , Tah: Nagpur Gramin & Dist: Nagpur , (to be prepared separately for each Building/Wing/Layout/Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Building / Wing / Layout / Plotted Development as on date of Registration is	N.A.
2.	Cost incurred as on date of certificate	N.A.
3.	Work done in Percentage (as Percentage of the estimated cost)	N.A.
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	N.A.
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	N.A.

Mahendra S. Bhavsari
B.E. (Civil), M.I.E.,
Chartered Engr. Planner & Consulting Engr.
Govt. Registered Valuer CAT.I-101 of 2003
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Table = B

Internal & External Development Works in Respect of the Registered Phase

Sr. No	Particulars	Amounts
1	Total Revised Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration	Rs. 4,50,00,000/-
2	Cost incurred as on date of Certificate	Rs. 2,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	0.44%
4	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 4,48,00,000/-
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	Rs. Nil

Yours Faithfully,

Mahendra S. Bhagwat
B.E. (Civil), M.I.E., F.I.V.
Chartered Engr. Pune
Govt. Registered Valuer CAT.I-167 of 2009
NMC/L-498, M.I.V./L-2167, M-130774-6, F:10303
Cell No. 9822725541, 9021546726
Ph. No.: 2370920960

Signature& Name with stamp of engineer

Agreed and Accepted by :

Signature of Promoter

Name : Vyankatesh Kunawar

Date : 14/02/2025

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