



• Consulting Engineer

• Architectural Designer

• Planner, Estimator, Valuer

• Licenced Surveyor

The Maharashtra Real Estate Regulatory Authority (General) Regulations 2017

Form-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

Date: 18/01/2021

To

Shri Gajanan Builders & Developers ,
312 Jawahar Nagar Nagpur – 440027.
Project :Shree Gajanan Vihar II

Subject: Certificate of Cost Incurred for Development of “Shree Gajanan Vihar II” for Construction of **ONE (1) No. of Building(s)\ of the Single Phase** [MahaRERA Registration Number] situated on the Plot bearing **Final Kh. No. 155/2/B/1** demarcated by its boundaries (latitude and longitude of the end points) **9.00 Mt. Road to the North, Kh.No. 156 to the South, Kh.No.155/2/2B to the East, 12.00 Mt. Road to the West**, of Division - Nagpur, Village - Pipla, Taluka - Nagpur, District - Nagpur, PIN 440027 admeasuring **2400.00 sq. mts.** area being developed by [Shri.Gajanan Builders & Developes.]

Ref: MahaRERA Registration Number (Applied)

Sir,

I/We Mahesh Padole have undertaker assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **ONE (1) No. of Building(s) of the Single Phase** situated on the Plot bearing **Final Kh. No. 155/2/B/1** of Division - Nagpur, Village - Pipla, Taluka - Nagpur, District - Nagpur, PIN 440027 admeasuring **2400.00 sq. mts.** area being developed by [Shri. Gajanan Bilders & Developers]

1. Following technical professionals are appointed by Owner/Promoter:-
 - i. ~~M/s/Shri/Smt~~ Mahesh Padole as L.S./ Architect;
 - ii. ~~M/s/Shri/Smt~~ Aashish Soni Structural Consultant;
 - iii. ~~M/s/Shri/Smt~~ Sameer Khanorkar as MEP Consultant;
 - iv. ~~M/s /Shri/-Smt~~ Anil Nasre 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 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 _____ quantity Survivor 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. 9,50,00,000.00 (Rupees Nine Crore ,Fifty Lakh only)** (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 **N.M.R.D.A.Nagpur.** being the planning Authority under whose jurisdiction the aforesaid project is being Implemented.
4. The Estimated cost Incurred till date is calculated at **Rs.Nil** (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 **N.M.R.D.A. Nagpur.** (Planning Authority) is estimated at **Rs. 9,50,00,000.00 (Rupees Nine Crore Fifty Lakh Only)** (Total of table A and B).
6. I certify 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/Wing-A bearing Number or called "Shree Gajanan Vihar II"
(to be prepared separately for each Building/Wing of the real Estate project)**

Sr. No	Particulars	Amounts
1	Total Estimated Cost of the Building/Wing as on 18/1/2021. Date of registration is applied	Rs. 9,00,00,000/-
2	Cost incurred as on 18/1/2021 (based on the Estimated cost)	Rs. Nil/-
3	Work done in Percentage (as Percentage of the Estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 9,00,00,000/-
5	Cost Incurred on Additional/ Extra items as on 18/1/2021 not included in the Estimated Cost (Annexure A)	Rs Nil/-

TABLE-B

(to be prepared 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 _____ date of Registration is	Rs 50,000,00/
2	Cost incurred as on _____ (based on the Estimated cost)	Rs Nil/
3	Work done in Percentage (as Percentage of the Estimated cost)	Rs Nil/
4	Balance Cost to be Incurred (Based on Estimated cost)	Rs Nil/
5	Cost Incurred on Additional/ Extra items as on _____ not included in the Estimated Cost (Annexure A)	Rs Nil/

Yours Faithfully

Signature of Engineer
(License No.)

M. D. PADOLE
ARCHITECT / ENGINEER
N.I.T.L.S. NO. 2090
N.M.C.L.S. NO. L-447

***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.
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 survivor being appointed by developer. The name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of engineer, The name of the person the office of engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material equipment and machinery required to carry out entire work.
4. As this an estimated cost any division in quantity required for development of the real estate project will result amendment of the cost inquired / to be inquired.
5. All components of work with specification are indicative and not exhaustive.

Annexure A

**List of Extra / additional Items executed with Cost
(Which were not part of the original estimated of total cost)**