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: 30/09/2022

To
Shri.Latesh Ramniklal Vora & Others – 13,
Through P.O..: Shri Lalit Anantrai Vora,
Shri Tejas Ashokkumar Bhayani,
Bhandara Road,
Wardhaman Nagar,
NAGPUR-440 008.

Subject : Certificate of Cost Incurred for Development of "JAINAM HEIGHTS (G+12)" Construction of Building of the Project Maha RERA Registration No. P50500028257 situated on the Plot bearing No. 219-B, Kh.No. 07, Mouza : Hiwari, Ward No.23, C.T.S. No. 52/1, Sheet No. 1055/42, NMC House No. 832, Tah : Nagpur, District : Nagpur demarcate by its boundaries 21^{0}09'06.1"N 79^{0}08'13.8"E; (Plot No.219-A) to the North : (30 m, wide road) to the South ' (Plot No.220) to the East; (Plot No. 218) to the West; Division : Nagpur, Taluka Nagpur, District : Nagpur, Pin 440 008, admeasuring 2884.290 Sq.mtrs. area being developed by Shri. Latesh Ramniklal Vorad & Others-13, Through P.O..: Shri Lalit Anantrai Vora & Shri Tejas Ashokkumar Bhayani.

Sir,

I **NITIN M. ZADE** have undertaken assignment of certifying Estimated Cost for the Project, situated on the plot bearing **219-B, Kh.No. 07, Mouza : Hiwari, Ward No.23, C.T.S. No. 52/1, Sheet No. 1055/42, NMC House No. 832, Tah : Nagpur, District : Nagpur** admeasuring **2884.290 Sq.mtrs. area being developed by Shri. Latesh Ramniklal Vorad & Others-13, Through P.O..: Shri Lalit Anantrai Vora & Shri Tejas Ashokkumar Bhayani.**

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

(i) **Shri Prashant B. Satpute** as Architect ;

(ii) **Shri P.S.Patankar** as Structural Consultant

(iii) **Shri Ashwin Patankar (VKE Plumbing)** as MEP Consultant

(iv) **Shri Nitin M. Zade** as Site Engineer.

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 **Shri Nitin M.Zade** quantity Surveyor* appointed by Developer 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.25,00,00,000/-**(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 **Assistant Director, Town Planning Deptt., Nagpur Municipal Corporation** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till **date** is calculated at **Rs. 17,78,79,877/-** (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 **Assistant Director, Town Planning Deptt., Nagpur Municipal Corporation** (planning Authority) is estimated at **Rs. 7,21,20,123/-**(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 :

TABLE A

Building Called "JAINAM HEIGHT"

Sr. No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on **30/09/2022**	**25,00,00,000/-**
2	Cost incurred as on **30th September 2022** (based on the Estimated cost)	**17,78,79,877/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**71.15%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**7,21,20,123/-**
5	Cost Incurred on Additional /Extra Items like show case Flat with Interior the Estimated Cost (Annexure A)	**Nil**

TABLE B

Building Called "JAINAM HEIGHT"

Sr. No	Particulars	Amounts (Rs.)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on **30/09/2022**	**Nil**
2	Cost incurred as on **30/09/2022** (based on Estimated cost)	**Nil**
3	Work done in Percentage (as % of the estimated cost)	**0**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Nil**
5	Cost Incurred on Additional /Extra Items as on **30th September 2022** not included in the Estimated Cost	**Nil**

Yours Faithfully

(NITIN M. ZADE)
Signature of Engineer
Licence No.NIT -2445,
NMC - 573
Address : 21, Kuber Agency,
Near All India Press,
Congress Nagar, Nagpur.
Mobile No.: 9923393331

Nitin M. Zade
Consulting Civil Engineer
NMC Lic No.:573
NIT Lic No.:2445

*** 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 surveyor 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 in 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 is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra / Additional Items executed with Cost – **NIL**
(which were not part of the original Estimate of Total Cost)