

**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: 31/12/2022

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°09'06.1"N 79°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. 20,10,47,638** (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. 4,89,52,362/-**(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 <u>31/12/2022</u>	25,00,00,000/-
2	Cost incurred as on <u>31st December 2022</u> (based on the Estimated cost)	20,10,47,638/-
3	Work done in Percentage (as Percentage of the estimated cost)	80.42%
4	Balance Cost to be Incurred (Based on Estimated Cost)	4,89,52,362/-
5	Cost Incurred on Additional /Extra Items like show case Flat with Interior the Estimated Cost (Annexure A)	Nil