FORM 2

ENGINEER'S CERTIFICATE

Date: 30/09/2021

To

The

THE PAUL BROTHERS,

10,Jagat Enclave,

Opp. Poonam Chambers,

Byramji Town,

Nagpur- 13

Subject:Certificate of Cost Incurred for Development of GAURANGAfor Constructionof the One Building [MahaRERA Registration Number P50500028949] situated on the Plot No. 4 (formerly Nazul Leasehold Plot No. 4A), of Mouza Wadpakhad, , Situated at Mecosabagh, Nagpur, Ward No. 63 in Tahsil & District Nagpur bearing Corporation house No. 931/L, CTS 92/1(old No.92) abd Sheet No. (208)/7/I, demarcated by its boundaries (latitude and longitude of the end points) road to the North, Conservancy Lane to the South CTS No. 92/2- Shrikrishna Apartments to the East CTS no. 91 To the West ,Nagpur PIN 440004 admeasuring 2230.448sq. mtrs.area being developed by PAUL BROTHERS.

Ref: **MahaRERA Registration Number P50500028949**

Sir,

I JITENDRA INGULKAR have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project GAURANGA proposed to be registered under MahaRERA, being One Building the Project, situated on the Land bearing Plot No. 4 ,4A CTS No. 92,of Mouza Wadpakad, **Mecozabagh** Nagpur, 440004 admeasuring **2230.448**sq.mts area being developed by M/S PAUL BUILDERS.

1. Following technical professionals are appointed by Owner/Promoter:-
   i. Shri EMANATE DESIGN as L.S./ Architect;
   ii. Shri PATANKAR CONSULTANTS PVT. LTD. as Structural Consultant;
   iii. Shri M.A.KHAN as Site Supervisor;

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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 M.A. KHAN 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. 30,00,00,000.00** (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 NIT being the planning Authority under whose jurisdiction the aforesaid project is being Implemented.

4. The Estimated cost Incurred till date is calculated at **RS. 23125356.00** (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 NIT (Planning Authority) is estimated at **Rs 27,68,74,644** (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:

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TABLE -A

Building GAURANGA

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

TABLE-B

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 30,00,00,000/-
2	Cost incurred as on 30/09/2021 (based on the Estimated cost)	Rs 2,31,25,356/-
3	Work done in Percentage (as Percentage of the Estimated cost)	7.71%
4	Balance Cost to be Incurred (Based on Estimated cost)	Rs 27,68,74,644/-
5	Cost Incurred on Additional/ Extra items as on_____ not included in the Estimated Cost (Annexure A)	Rs _____/-

Yours Faithfully

Signature of Engineer
(License No.....)
JITENDRA INGULKAR
(D.C.R.E.)
NIT Reg. No.: 1714
NMC Reg. No.: 557

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