Sumit D. Pisalkar
Consulting Engineers & Contractors
Mob. : 08855836688
Email : sumitpisalkar@gmail.com

Date: 03/06/2021

FORM-2
{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 : 03/06/2021

The SPACE BUILDERS AND DEVELOPERS

Subject: Certificate of Cost Incurred for Development of [LIVIANO 9] for Construction of ONE building(s)/_____Wing(s) of the ONLY Phase (_____) situated on the Plot bearing 3 &4 No./CTS No 518./Survey No. 66/4 & 66/5/ Final Plot No. 3 & 4 demarcated by its boundaries (latitude and longitude of the end points) Santaji Co Op Housing Society to the North 9.14 m wide road to the South Plot no 5to the East Plot no 2 to the West of Division Nagpur Village Nagpur Nagpur Taluka Nagpur District Nagpur PIN 440015 admeasuring 300 sq.mts. area being developed by [Space Builders and Developers]

Ref : MahaRERA Registration Number _____

Sir,

I/ We Sumit Pisalkar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being LIVIANO 9 _____Building(s)/ _____ Wing(s) of the _____ Phase situated on the plot bearing C.N. No 3 & 4./CTS No. 518 /Survey No. 66/4 & 66/5/ Final Plot No 3 &4 of Division Nagpur Village Nagpur Taluka Nagpur District Nagpur PIN 440015 admeasuring 300 sq.mts. area being developed by [Space Builders and Developers]

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

(i) M/s /Shri/Smt Sumit Pisalkar as Structural Consultant

(ii) M/s /Shri/Smt _____ as MEP Consultant

(iii) M/s /Shri/Smt _____ as Quantity Surveyor *

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 Surveyor* 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. 3,75,00,000/- (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 _ _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 94,03,520 (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 _____ (Planning Authority) is estimated at Rs. 2,80,96,480/- (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 /Wing bearing Number 9 or called LIVIANO 9

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 03/06/21 date of Registration is	Rs. 3,75,00,000/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 94,03,520/-
3	Work done in Percentage (as Percentage of the estimated cost)	0% %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,80,96,480/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. —

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 03/06/2021 date of Registration is	Rs. Nil
(1)	(2)	(3)
2	Cost incurred as on 03/06/2021 (based on the Estimated cost).	Rs. -
3	Work done in Percentage (as Percentage of the estimated cost).	0% %
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. -

Yours Faithfully,

Sumit D. Pisalkar Signature of Engineer.
Consulting Engineer
N.I.T.L.S. No. - 2703 (Licence No. 2703)
NMC L.S. No. - 687

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 (which were not part

of the original Estimate of Total Cost