

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:16/05/2022

To,
The Mr. Kapil Nandkishor Nathani,
Mohta Building, Itwari, Nagpur-440002

Subject: Certificate of cost Incurred for Development of
for Construction of "**PINACALE**" building(s)/
..... Wing(s) of the Phase situated on
the Plot bearing City Survey No. 207 Final Plot No. 56 demarcated
by its boundaries Plot No. 59 To the North-Road To the
South Road, To the East-Road, To the West:

Sir,

I/We PRAFUL KUMAR BAJARIYA have undertaken assignment of certifying
Estimated Cost for the Subject Real Estate Project proposed to be registered
under MahaRera, being "**PINACALE**" Building(s)/..... Wing(s) of the
..... Phase situated on the plot bearing City Survey No.207 Final
Plot No. 56 of Village Nagpur Taluka Nagpur District Nagpur. PIN 440008
admeasuring 922.333 sq.mtr. area being development by (Owner/Promoter).

1. Following technical professional are appointed by Owner
/Promoter:-
 - (i) M/s./Shri/Smt. Suchitnra Malewar as L.S./Architect:
 - ii) M/s./Shri/Smt. Patankar Consultants Pvt. Ltd., as
structural consultant
 - (iii) Mr. Yaqoob Hakimuddin Ali as MEP
Consultant
 - (iv) Shri Prafulkumar Bajariya 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.

Contd...2...

3. We estimate Total Estimated cost of completion of the building(s) of the aforesaid project under reference as Rs. **105908353.00** (Total of Table A&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. 73243411.00 (Total of Table A&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. 32664942.00 (Total of Table A&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 or called
"PINACALE"

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

Sr.No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 31/12/2021 date of Registration is.	Rs. 105908353=00
2.	Cost incurred as on 31/03/2022 (based on the Estimated cost)	Rs. 73243411=00
3.	Work done in Percentage (as Percentage of the estimated cost)	20s%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.32664942=00
5.	Cost Incurred on Additional /Extra Items as on not Included in the Estimated cost (Annexure-A)	Rs./-

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

Sr.No.	Particulars	Amount
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./-

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)	

Yours faithfully

Signature of Engineer.

