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Annexure B

FORM -2
[See Regulation 3]
ENGINEER'S CERTIFICATE

Date : 08/04/2023

To,

The **Mr Vishwas Umesh Chouksey ,**
Plot No 15, House No 783, Ward No 53, Zone no.9, CTS no. 41,
Sheet No 4, Kh. No 6, Mouza-Bhankheda,
Panchpaoli Housing Accomodation Scheme,
Lashkari Basti Layout, Nagpur.

Subject :- Certificate of cost Incurred for Development of **(Ujra Heights)** having MahaRERA Registration Number **P50500030806** being development by **Mr Vishwas Umesh Chouksey**

Sir,

1. I **Ali Ashger Zaki** Have undertaken assignment of certifying Estimated Cost for **Project Ujra Heights** having MahaRERA Registration Number **P50500030806** being developed by **Mr Vishwas Umesh Chouksey ,**

2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings/ plans made available to us for the project under reference by the Developer/ Consultants. The Schedule of items and quantity required for the entire work as calculated by ..... Quantity Surveyor* appointed by Developer/ Engineer, the

ALI ASGHER ZAKI * Lic. No. NMC-01361 * STRUCTURAL ENGINEER

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assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us to ascertain / confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 16,00,00,000/- (Sixteen crores)** (Total of Table A and B) at the time of Registration. The estimated Total Cost of project is with reference to the Civil, MEP and Allied work required for completion of the apartments and proportionate completion of internal and external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the Buildings(s) / Wings(s) / Layout / Plotted Development from the Nagpur Muncipal 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.3,54,15,700/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials/ services used and unit cost of these items.

5. The Balance Cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works, as per specification mentioned in agreement of sale, of the project is estimated at **Rs. 12,45,84,300/-** .

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external works as per specifications mentioned in agreement of sale, of 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

One number building **'UJRA HEIGHTS',** Plot No 15, House No 783, Ward No 53, Zone no.9, CTS no. 41, Sheet No 4, Kh. No 6, Mouza-Bhankheda, Panchpaoli Housing Accomodation Scheme, Lashkari Basti Layout, Nagpur.

Sr. No.	Particulars	Amount(In Rs.)
1	Total Estimated Cost of the Building / Wing/ Layout / Plotted Development as on date of Registration is	15,10,00,000/-
2	Cost incurred as on date of certificate	3,30,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	21.85%
4	Balance Cost to be Incurred** (Based on Estimated Cost)	11,80,00,000/-
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	0

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TABLE B

Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amount (In RS.)
1	Total Estimated Cost of the Internal and External Development Works Including amenities and facilities in the layout as on date of Registration is	90,00,000/-
2	Cost incurred as on date of certificate	24,15,700/-
3	Work done in percentage (as percentage of the estimated cost)	26.84%
4	Balance Cost to be Incurred** (Based on Estimated Cost)	65,84,300/-
5	Cost Incurred on Additional/ Extra Items not included in the Estimated Cost (Table-C)	0

Yours Faithfully,

Ali Asgher Zaki

ALI ASGHER ZAKI * STRUCTURAL ENGINEER * Lic. No. NMC-01361

Signature & Name (IN BLOCK LETTERS) with Stamp of Engineer

Local Authority license no: **NMC-01361**

Agreed and Accepted by : **Vishwas Umesh Chouksey**

Signature of Promoter:

Date : 8/4/2023.

Note :

1. The scope of work is to complete Registered Real Estate Project as per Drawings approved from time to time and as per specifications mentioned in agreement of sale.

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 for the quantity calculated should be mentioned at the place marked (*).

3. (**) Balance Cost to be incurred (4) may vary from Difference between Total estimated Cost (1) and Actual Cost Incurred (2)due to deviation in quantity required / escalation of Cost etc. 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 component of work with specification are indicative and not exhaustive.

6. Please specify if there are any deviation / qualifications. Example : Any deviations in input material used from specifications in agreement of sale.

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Table C

List of Extra / Additional / Deleted Items considered in Cost

(Which were not part of the original Estimate Of Total Cost)

Sr. No.	List of Extra / Additional / Deleted Items	Amount (In Rs.)
1	NA	0
2	NA	0

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