K.M.K.ASSOCIATES

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The Maharashtra Real Estate Regulatory Authority (General) Regulations 2017

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: 31/08/2023

To
The
SHRI.ABHAY HARIDAS JINDE
PROPRIETOR OF SHUBH SWAPNA BUILDERS

Subject:Certificate of Cost Incurred for Development of [Project Name] for Constructionof 01 No. of Building(s)\A of the _____Phase [MahaRERA Registration Number:- P50500030727] situated on the Plot bearing C.N. No/ CTS No./ Survey No. 76, Final Plot No .56,57, Mouza-CHICHBHAWAN, Kh.No-24/1, In Suraj Gruha Samasya Niwaran Sanstha, demarcated by its boundaries (latitude and longitude of the end points) PLOT NO 44,45 to the North,9.00 M WIDE ROAD to the South, PLOT NO 55 to the East, PLOT NO 58 To the West Of Division Nagpur, Tahsil- NAGPUR, District NAGPUR, PIN _____admeasuring 371.550 sq. mts.

Area being developed by SHUBH SWAPNA BUILDERS

Ref: MahaRERA Registration Number:-P50500030727

Sir,

I/We ER.HITENDRA MOON have undertaker assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 Building (s)/ A Wing of the _____ Phase situated on the plot bearing C.N. No / CTS No. / Survey No.76, Final Plot No.56,57, Mouza-CHICHBHAWAN, Kh.No-24/1, In Suraj Gruha Samasya Niwaran Sanstha, of Division-NAGPUR Tahsil-NAGPUR District NAGPUR, PIN_____ admeasuring 371.550 sq.mts

Area being developed by SHUBH SWAPNA BUILDERS

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1. Following technical professionals are appointed by Owner/Promoter:-
   i. M/s/Shri/Smt Er.HITENDRA MOON as L.S./ Architect;
   ii. M/s/Shri/Smt Er.ANAND KUKDE as Structural Consultant;
   iii. M/s/Shri/Smt _____ as MEP Consultant;
   iv. 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 Er.HITENDRA MOON 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. 2,50,00,000.00(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 NMC being the planning Authority under whose jurisdiction the aforesaid project is being Implemented.

4. The Estimated cost Incurred till date is calculated at Rs.2,25,00,000.00 (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 NMC (Planning Authority) is estimated at Rs.25,00,000.00(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 A & B Wing bearing Number _____ or called _____

(to be prepared separately for each Building/Wing of the real Estate project)

Sr. No	Particulars A & B	Amounts
1	Total Estimated Cost of the Building/A Wing as on Date of Registration is	Rs. 2,40,00,000.00
2	Cost incurred as on 31/08/2023 (based on the Estimated cost)	Rs. 2,25,00,000.00
3	Work done in Percentage (as Percentage of the Estimated cost)	90%
4	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 15,00,000.00
5	Cost Incurred on Additional/ Extra items as on_____ not included in the Estimated Cost (Annexure A)	NIL

TABLE-B

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31/08/2023 date of Registration is	Rs.10,00,000.00
2	Cost incurred as on 31/08/2023 based on the Estimated cost)	0.00%
3	Work done in Percentage (as Percentage of the Estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated cost)	Rs.10,00,000.00
5	Cost Incurred on Additional/ Extra items as on_____ not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

Er. Hitendra K. Moon
Consulting Civil Engineer, Licence Surveyor
L. S. NIT - 1177
L. S. NMC- NMNMO/R/2020/APL/00820

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*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 survivor 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 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 an estimated cost any division in quantity required for development of the real estate project will result amendment of the cost inquired / to be inquired.
5. All components of work with specification are indicative and not exhaustive.

Annexure A

List of Extra / additional Items executed with Cost

(Which were not part of the original estimated of total cost)

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