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REGD. CHARTERED VALUER
ARCHITECTURAL CONSULTANT
ENGINEER, PLANNER & DESIGNER

ER. MUNISH V. BHUTE

D.C.E., B.TECH. (CIVIL)
SMCEV, FCEV, CVCEV, MICI

Regd. Valuer: CEV/CV/547/07-07-2018

NIT Lic. No. 4173, NMRDA Lic. No. 218

NMC Lic. No. NMO/R/2021/APL/01164

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ENGINEER'S CERTIFICATE (F2)

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date : 10/04/2022

To,
The M/s. J. M. Katawala Infrastructure

Subject : Certificate of Cost Incurred for Development of 'JMK HEIGHTS' for Construction of Multi Family Residential building of the _____ Phase (Maha RERA Registration Number P50500032117) situated on the PLOT NO. 36, KH. NO. 72/1, 73/1, 76/1, 77/1, 78/1, 81 & 82 OF MOUZA : BORGAEON IN LAY-OUT OF GOKUL HOUSING SOCIETY NAGPUR P.H. NO.: 8-A, C.T.S. NO. 17, SHEET NO. 22, NMC HOUSE NO. 808/C/36, WARD NO. 62, TAH. & DISTT.: NAGPUR. demarcated by its boundaries (latitude and longitude of the end points) 21°10'58.1" to the North 79°02'54.9" to the East of Division : Borgaon, Village : Borgaon, District Nagpur, PIN : 440013 admeasuring 707.751 sq.mts. area being developed by M/s. J. M. Katawala Infrastructure Ref: MAHARERA Registration Number P50500032117

Sir,

I Er. MUNISH V. BHUTE have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MAHARERA, being Multi Family Residential building situated on the PLOT NO. 36, KH. NO. 72/1, 73/1, 76/1, 77/1, 78/1, 81 & 82 OF MOUZA : BORGAEON IN LAY-OUT OF GOKUL HOUSING SOCIETY NAGPUR P.H. NO.: 8-A, C.T.S. NO. 17, SHEET NO. 22, NMC HOUSE NO. 808/C/36, WARD NO. 62, TAH. & DISTT.: NAGPUR. Division : Borgaon, Village : Borgaon, District Nagpur, PIN : 440013 admeasuring 707.751 sq.mts. area being developed by M/s. J. M. Katawala Infrastructure

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

- Er. MUNISH V. BHUTE as L.S. / Architect;
- Er. NITIN V. MADANKAR as Structural Consultant
- Er. MUNISH V. BHUTE as MEP Consultant
- Er. MUNISH V. BHUTE as Site Supervisor.

2. We have estimated the cost of the completion to obtain Occupation 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. MUNISH V. BHUTE 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.

Er. Munish V. Bhute

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3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. **2,92,41,000.00** (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 for the building(s) from the **Nagpur Municipal Corporation, Nagpur** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. **45,00,000.00** (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 from **Nagpur Municipal Corporation, Nagpur** (planning Authority) is estimated at Rs. **2,47,41,000.00** (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 called JMK HEIGHTS

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

Sr. No.	Particulars	Amount (in Rs.)
6.	Total Estimated cost of the Building / Wing as on Dt. 15/09/2021 of Registration is	Rs. 2,92,41,000.00
7.	Cost incurred as on date (Based on the estimated cost)	Rs. 45,00,000.00
8.	Work done in percentage (as percentage of the estimated cost)	Rs. 15.389 %
9.	Balance cost to be incurred (Based on Estimated cost)	Rs. 2,47,41,000.00
10.	Cost incurred on additional / extra items not included in the Estimated cost (Table-C)	Rs. NIL

TABLE B

Inter & External Development Works in respect of the Real Estate Project

Sr. No.	Particulars	Amount (in Rs.)
6.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	Rs. NIL
7.	Cost incurred as on of certificate	Rs. NIL
8.	Work done in Percentage (as Percentage of the estimated cost)	Rs. NIL
9.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. NIL
10.	Cost Incurred on Additional IExtra Items as on not included in the Estimated Cost (Table-C)	Rs. NIL

Yours Faithfully

**Er. Munish V. Bhute**

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Signature of Engineer

Local Authority license No. NMC-01164. NIT-4173

*** 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 .
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.

Table C

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

**Er. Munish V. Bhute**

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