

Annexure - B

Form 2

ENGINEER'S CERTIFICATE

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

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

Date : **16/10/2024**

Subject: Certificate of Percentage of Completion of Construction Work of '**JMK HEIGHTS**' 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 : **BORGAON** 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**. (Maha RERA Registration Number **P50500032117**) (Only Applicable after project Registration) being developed by **M/s. J. M. Katawala Infrastructure**

Sir,

1. I Er. MUNISH V. BHUTE have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of '**JMK HEIGHTS**' 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 : **BORGAON** 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**. (Maha RERA Registration Number **P50500032117**) (Only Applicable after project Registration) being developed by **M/s. J. M. Katawala Infrastructure**

2. I have estimated the cost of the Civil, MEP and Allied works, required for completion of the Apartment and proportionate Completion of internal & external work 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 and Consultants. The Schedule of items and quantity required for 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 to ascertain / confirm the above analysis given to us.

3. I 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 & B) at the time of Registration. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of the Apartment and proportionate Completion of internal & external work, as per specification mentioned in agreement of Sale and for purpose of obtaining occupation certificate / completion certificate building(s) / Wings(s) / Lay-Out / Plotted Development 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. 2,85,00,000.00** (Total of Table A & B). The amount of Estimated Cost Incurred is calculated on the basis of input material / services used and unit Cost of these items.

5. The Balance cost of Completion of the Civil, MEP and Allied works required for completion of the Apartment and proportionate Completion of internal & external work of the project as per specifications mentioned in agreement of Sale. of the project is estimated at **Rs. 7,41,000.00** (Total of Table A & B).

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Er. Munish V. Bhute

6. I certify that the Cost of the Civil, MEP and allied work for the Apartment and proportionate Completion of internal & external work of the project 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 :

TABLE A

Building called JMK HEIGHTS

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

1.	Total Estimated cost of the Building / Wing as on Dt. 15/09/2021 of Registration is	Rs. 2,92,41,000.00
2.	Cost incurred as on date (Based on the estimated cost)	Rs. 2,85,00,000.00
3.	Work done in percentage (as percentage of the estimated cost)	Rs. 97.47 %
4.	Balance cost to be incurred (Based on Estimated cost)	Rs. 7,41,000.00
5.	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.)
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. NIL
2.	Cost incurred as on of certificate	Rs. NIL
3.	Work done in Percentage (as Percentage of the estimated cost)	Rs. NIL
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. NIL
5.	Cost Incurred on Additional IExtra Items as on not included in the Estimated Cost (Table-C)	Rs. NIL

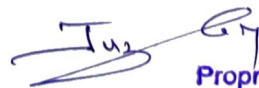
Yours Faithfully,



Er. MUNISH V. BHUTE
(License No. NMC-01164, NIT-4173)

Agreed and Accepted by :

J M Katawala Infrastructure



Proprietor

Signature of Promoter
Name : M/s. J. M. Katawala Infrastructure
Date : 16/10/2024

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 surveyor 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. (**) 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 components of work with specifications are indicative and not exhaustive.
6. Please specify if there are any deviations / qualifications. Example: Any deviations in input material used from specifications in agreement of sale .

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 (Rs.)
1.		
2.		