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FORM 2

ENGINEER'S CERTIFICATE

(KESAR GATEWAY)

TO,

Date: **23/12/2021**

Sachin Gopal Gupta,
Director,
Kesar Gateway Pvt. Ltd.

SUBJECT: Certificate of cost incurred for development of "KESAR GATEWAY a plotted-development project, situated on the plot bearing CTS number/Survey number 108, 109, 110, 111/1, 111/2, & 113 demarcated by its boundaries "21.217903248966472, 79.17316293815549" to the **North**NH 44 HIGHWAY to the **South**NALLAH to the **East**Survey number 114, 117, 29 & 112 to the **West**Survey number 107 of Village YERKHEDA Taluka KAMPTEE District NAGPUR – 441002 admeasuring 145200 square meters in area being developed by KESAR Gateway Pvt. Ltd.

REFERENCE: MahaRERA Registration number –**APPLIED FOR**

Respected Sir/Madam,

I,**Arch. Ravi Choudhari,**have undertaken assignment of certifying estimated cost for the above mentioned Plotted-Development real estate project proposed to be registered under MahaRERA, being survey number 108, 109, 110, 111/1, 111/2, & 113 of village YERKHEDA taluka KAMPTEE district NAGPUR 441002, admeasuring 145200square meters in area being developed by KESAR Gateway Pvt. Ltd.

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1. Following technical professionals are appointed by the Developer:
   i. M/s/Mr./Mrs. **Ar. Ravi Choudhari**as L.S./Architect
   ii. ~~M/s/Mr./Mrs.~~***Not Applicable***~~as Structural Consultant~~
   iii. M/s/Mr./Mrs. **Dinesh Khadgi**as MEP Consultant
   iv. M/s/Mr./Mrs. **Ar. Ravi Choudhari**as Quantity Surveyor

2. We have estimated the cost of the completion of the Civil, MEP and allied works of the said project to obtain Occupancy Certificate/Completion Certificate/Release Letter, as the case may be. 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 **Arch. Ravi Choudhari**(quantity surveyor) appointed by developer/Engineer, and the cost of material, labor and other inputs made by developer and the site inspection carried out by us.

3. We estimate the "**Total Estimated Cost of completion**" of the project under reference as ₹ 10,00,00,000/- (SumTotal of**Sr. No. 1** of**Table A** and **Sr. No. 1** of**TableB**). 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 Occupancy Certificate/Completion Certificate/Release Letter for the Project from **Cantonment Board Kampteebeing** the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimate Cost incurred till date is calculated at ₹ 2,48,82,729/-(Sum Total of**Sr. No. 2** of**Table A** and **Sr. No. 2** of**TableB**). The amount of Estimated Cost incurred is calculated on the base 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 Occupancy Certificate / Completion Certificate/Release Letter from **Cantonment Board**

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Kamptee(Planning Authority) is estimated at ₹ 7,51,17,271/-(Sum Total of**Sr. No. 4** of**Table A** and **Sr. No. 4** of**TableB**).

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~~

(***NOT APPLICABLE IN THIS CASE***)

~~Sr. No.~~	~~Particulars~~	~~Amount (in Lakh)~~
~~1~~	~~Total Estimated cost of the buildings/wings as on DD/MM/YYYY date of registration is:~~	~~₹. 00.00~~
~~2~~	~~Cost incurred as on DD/MM/YYYY (based on the Estimated Cost)~~	~~₹. 00.00~~
~~3~~	~~Work done in percentage (%) as on DD/MM/YYYY (as a percentage of the Estimated Cost)~~	~~00 %~~
~~4~~	~~Balance cost to be incurred (Based on Estimated Cost)~~	~~₹. 00.00~~
~~5~~	~~Cost Incurred on Additional /Extra Items as on DD/MM/YYY (not included in the Estimated Cost)~~	~~₹. 00.00~~

Table B

Sr. No.	*Particulars*	*Amount (₹)*
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on20/03/2021 Date of registration is: **20/12/2021**	₹10,00,00,000/-

2	Cost incurred as on 01/12/2021 (based on Estimated cost)	₹2,48,82,729/-
3	Work done in Percentage (%) as on 01/12/2021 (As a percentage of the Estimated Cost)	0.31%
4	Balance cost to be incurred (Based on Estimated Cost)	₹7,51,17,271/-
5	Cost Incurred on Additional /Extra Items as on 01/12/2021 (not included in the Estimated Cost)	₹ 00.00

Yours Faithfully,

RAVI CHOUDHARI
ARCHITECT
CA/2009/46071
N.I.T. Regd. No. 2339
N.M.C. Regd. No. 502

Ar. Ravi Choudhari
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