**ASHWIN MESHRAM**
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FORM-2

[*See* Regulation 3]

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: 14/12/2021

To,

**M/S. Leverage Realtors Pvt. Ltd.,**
FF-1/2/3, 4th Floor, Girish Heights, L.I.C. Square,
Sadar, Nagpur – 440001

Subject: Certificate of Cost Incurred for Development of Opal for Construction of 2 Nos. of building(s) i.e Block A and Block B of the Project situated on the Plot No. 3 bearing Kh No. 149/4 & 149/1(Part), P. H. No. 11, Of Mouza - Nara, Tah Nagpur, Division NAGPUR, Village NAGPUR, Taluka NAGPUR, District NAGPUR, Pin 440030 admeasuring 1,852.328 sq.mts. area being developed by M/s. Leverage Realtors Private Limited., Nagpur.

Ref : MahaRERA Registration Number _____

Sir,

I, Ashwin Meshram, have undertaken assignment of certifying Estimated Cost for the Real Estate Project – 'Opal' proposed to be registered under MahaRERA, consisting of Block A and Block B of the Project situated on the Plot No. 3 bearing Kh No. 149/4 & 149/1(Part), P. H. No. 11, Of Mouza – Nara, Tah Nagpur of Division NAGPUR, Village NAGPUR, Taluka NAGPUR, District NAGPUR, Pin 440030 admeasuring 1,852.328 sq.mts. area being developed by M/s. Leverage Realtors Private Limited., Nagpur.

1. Following technical professionals are appointed by Owner / Promoter :—
   (i) Shri Prashant Satpute as L.S. / Architect ;
   (ii) Shri P S Patankar as Structural Consultant

2. I 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 assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by me.

3. I have estimated Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 11,48,00,000/- ( 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 Nagpur Improvement Trust, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. Nil (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 Nagpur Improvement Trust (planning Authority) is estimated at Rs. 11,48,00,000/- (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 /Wing bearing Block A

| Sr. No | Particulars | Amounts |
|---|---|---|
| (1) | (2) | (3) |
| 1 | Total Estimated cost of the building/wing as on 14th December, 2021 | Rs. 5,45,30,000/- |
| 2 | Cost incurred as on 14th December, 2021 (based on the Estimated cost ) | Rs. Nil |
| 3 | Work done in Percentage (as Percentage of the estimated cost ) | 0% |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) | Rs. 5,45,30,000/- |
| 5 | Cost Incurred on Additional /Extra Items as on 14th December, 2021 not included in the Estimated Cost (Annexure A) | Rs. Nil |

**TABLE A**

Building /Wing bearing Block B

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

| Sr. No | Particulars | Amounts |
|---|---|---|
| (1) | (2) | (3) |
| 1 | Total Estimated cost of the building/wing as on 14th December, 2021 | Rs. 5,45,30,000/- |
| 2 | Cost incurred as on 14th December, 2021 (based on the Estimated cost ) | Rs. Nil |
| 3 | Work done in Percentage (as Percentage of the estimated cost ) | 0% |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) | Rs. 5,45,30,000/- |
| 5 | Cost Incurred on Additional /Extra Items as on 14th December, 2021 not included in the Estimated Cost (Annexure A) | Rs. Nil |

**TABLE B**

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

| Sr. No (1) | Particulars (2) | Amounts (3) |
|---|---|---|
| 1 | Total Estimated cost of the building/wing as on 14th December, 2021 | Rs. 57,40,000/- |
| 2 | Cost incurred as on 14th December, 2021 (based on the Estimated cost ) | Rs. Nil |
| 3 | Work done in Percentage (as Percentage of the estimated cost ) | 0% |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) | Rs. 57,40,000/- |
| 5 | Cost Incurred on Additional /Extra Items as on 14th December, 2021 not included in the Estimated Cost (Annexure A) | Rs. Nil |

Yours Faithfully,

A.S. Meshram

Ashwin Meshram

*** 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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

3. 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.

4. All components of work with specifications are indicative and not exhaustive.