M/S DEEPAK ARCHITECT & ENGINEERS

AR. & ER. SUBODH B. CHINCHMALATPURE

B.ARCH, B.E. CIVIL, P.G.D. IN CONST. MANAGEMENT, P.G.D. IN VASTU SHASTRA.

CA / 2015 / 71063 & Income Tax Deptt., Approved Valuer Cat. I / 164 / 2013 - 2014

64, Govt. Press Society, Near Dubey Hardware, Jaitala Road, Nagpur - 440 016.

Ph.: (0712) 2249783, Mobile : 9422120757,9623463576 E-mail : deepakpe_2009@rediffmail.com

Architect, Civil Engineer, Designers, Planners and R.C.C. Consultant

Ref. No. /CCR/456/23

Date : 31/09/2023

FORM-2 [see Regulation 3]

ARCHITECT CERTIFICATE

M/S KRISHNA INFRASTRUCTURE
ADD :- ROHERA ARCADE, AJANI SQUARE WARDHA ROAD,
NAGPUR - 440015

Subject: Certificate of Cost Incurred for Development for Construction For Building Named Krishna Chaya (MahaRERA Registration Number – P50500032545) situated on the Plot bearing Final Plot no 5, kh no 179 P.H. No. 46, Demarcated by its boundaries by kh no. 180 to EAST, BY 15 Mtr. Road to SOUTH, Plot No. 4 to the West, 9 Mtr. Road to the North, of Division Nagpur, Village – Wanadongari, Tah-Hingna District Nagpur, admeasuring 973.91 Sq.Mts. area being developed by M/s KRISHNA INFRASTRUCTURE

Ref: MahaRERA Registration Number – P50500032545

Sir,

I/ We S. B. CHINCHMALTPURE have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Building name Krishna Pride situated on the plot bearing Final Plot no 1 demarcated by its boundaries (latitude and longitude of the end points) Public Utility to the North, Plot No. 2 to the South, KH NO. 139 to the East, Road to the West of Mouza Hingna, Taluka Hingna District Nagpur PIN 441110 admeasuring 2234.247 sq.mts. area being developed by Krishna Realtors.

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

   (i) Shri. S. B. CHINCHMLATPURE as L.S. / Architect ;

   (ii) Shri. P. Y. GHUSHE as Structural Consultant

   (iii) M/s /Shri / Smt_____ as MEP Consultant

   (iv) Shri. C. R. REWATKAR as Quantity Surveyor.

1. 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 Developer/Engineer, and the assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us.
2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs 5,24,61,000/- (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 from the Nagar Panchayat Hingna being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at Rs. 4,72,14,900/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. The Balance cost of Completion of the Civil, MEP and Allied works of the Building of the subject project to obtain Occupation Certificate / Completion Certificate from Nagar Panchayat Hingna is estimated at Rs 52,46,100/- (Total of Table A and B).
5. 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

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on -_____date of Registration is	5,24,61,000/-
2	Cost incurred as on 31/06/2023 (based on the Estimated cost)	4,72,14,900/-
3	Work done in Percentage (as Percentage of the estimated cost)	90%
4	Balance Cost to be Incurred (Based on Estimated Cost)	52,46,100/-
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 _____ date of Registration is	NIL
2	Cost incurred as on _____ (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

Ar. & Er. S. B. Chinchmalatpure
B. ARCH & BE CIVIL
Architect, Civil Engineer, Designer, Planner
Licence Surveyor, R.C.C. Consultant,
CA/2015/71063, N.I.T.L.S. No.: 551 N.M.C.L.S. No.: L-95,
Income Tax Deptt. Approved Valuer
Cat. I/154/2013-2014
64, Govt. Press Society, Jaitala Road, Nagpur-36.

Signature of Architect.

(License No.....)

*** 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 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 labor, 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.