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: 25.10.2021

To
Raghukul Integrity Constructions LLP
188, Arohi Appt., Bajaj Nagar,
Nagpur – 440010

Subject: Certificate of Cost Incurred for Development of SHREE DATTATRAYA SAHANIWAS for Construction of Plot no. 26, Shivaji Nagar, Nagpur building(s)/ 1 Wing(s) of the 1 Phase (MahaRERA Registration Number)situated on the Plot bearing C.N. No 30/CTS No.(24)29/II /Survey no.352/ Final Plot no 26, Shivaji Nagar, Nagpur_____ demarcated by its boundaries (latitude Lat 21.1363799 and longitude 79.0567373 of the end points) to the North by Plot no. 27 to the South by Land & Plot no 25 to the East By Technological Institute Road to the West By Conservancy Lane of Division _____ village Ambazhari. Taluka Nagpur District Nagpur PIN 440010 admeasuring 1337.79 sq.mts. area being developed by Raghukul Integrity Constructions LLP.

Ref: MahaRERA Registration Number _____

Sir,

I have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Building(s)/situated on the plot bearing Plot No. 26 /./Survey no 352/ Sheet No(24)/529/11./ Final Plot no. 26, Dharampeth Extension, Shivaji Nagar, Nagpur 440010 of Division Nagpur, village Ambazhari taluka Nagpur District Nagpur PIN 440010 admeasuring 1337.79 sq.mts. area being developed by Raghukul Integrity Constructions LLP.

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

(i) Shri. Sandeep Selgaonkar as L.S. / Architect ;

(ii) Shri. P.S Patankar (of M/S. Patankar Consultants Pvt. Ltd). as Structural Consultant

(iii) Shri. Ashwin Patankar (of M/s. Vishwakarma Plumbing Consultancy Services)

(iv) Mr. Amol Vyawahare (of M/s. Vaijeshwar Electricals) as MEP Consultants.

2. 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 Shri. Sandeep Selgaonkar as L.S / Architect 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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs 18,15,00.000/-_(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 N.M.C being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 86,41,219/- (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 _____ (planning Authority) is estimated at Rs. 17,28,58,781/-,(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 Number/ Plot No. 26, Shivaji Nagar, Nagpur or called "Shree Dattatraya Sahaniwas"

(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	Rs. 18,15,00,000 /-
2	Cost incurred as on dated 25.10.2021 (based on the Estimated cost)	Rs. 86,41,219 /-
3	Work done in Percentage (as Percentage of the estimated cost)	4.76%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 17,28,58,781/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	--- NIL---

TABLE B --- NA

(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

Signature of Engineer

(Licence No.....)

S. R. Shelgaonkar
N. I. T. L. S. No. 608
N. M. C. L. S. No. L/72
1188, Central Avenue, Bhawsar Chowk
Gandhibagh, NAGPUR-2