

Form 2

[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of

The

M/s. LANDMARK ORCHID HOMES INFRAVENTURES

Date:15/03/2023

Subject : Certificate of Percentage of Completion of Construction Work of **ORCHID DIAMOND** Project [MahaRERA Registration Number] situated on the Plot no. 114/B, in Civil Station Expansion Scheme, Telankedi Layout, Khasra no. 51, Mouza Pandhrabodi, City 459, Sheet no. 28, Ward no. 69 demarcated by its boundaries (latitude and longitude of the end points) 24.00 mts. wide road to the South, Plot no. 114/C to the North, Plot no. 114 to the East, Plot no. 115. Road to the West, Division-west, Village-Pandhrabodi, Taluka- Nagpur, District- Nagpur, PIN 440010 admeasuring 387.800 sq. mts. area being developed by M/s. Landmark orchid home infraventure (partnership firm)

Ref: MahaRERA Registration Number P50500033236

Sir,

1. I/ We **Ashish Soni** have undertaken assignment of certifying Estimated Cost for Project Name having MahaRERA Registration Number **P50500033236** (Only Applicable after project Registration) of One (1) No. Of Building(s)/--Wing(s) of the Single Phase of the Project situated on the Plot bearing plot no. 114/B, in Civil Station Expansion Scheme, Telankedi Layout, Khasra no. 51, Mouza Pandhrabodi, City 459, Sheet no. 28, Ward no. 69, Village- Pandhrabodi, Taluka-Nagpur, District-Nagpur, PIN 440010 admeasuring 387.800 sq.mts. area being developed by M/s. M/s. Landmark Orchid Home Infraventure.

2. We have estimated the cost of the Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works 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 / Consultants and the Schedule of items and quantity for the entire work as calculated by Mangesh Chawne **Quantity Surveyor*** appointed by Developer / Engineer, and the assumption of the cost of the cost material, labor and other inputs made by developer, and the site inspection carried out by us to ascertain / confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at Rs. 3,48,81,000.00 (**Total of Table A and 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 apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement to sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s) / Wing(s) / Layout / Plotted Development from the NIT/NMC being the Planning Authority under whose jurisdiction the aforesaid project is being

implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 2,12,04,818.00/- (Total of Table A and B)**. The amount of Estimated Cost Incurred is calculated on the basis of input materials / services used & unit cost of these items.

5. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartment and proportionate completion of internal & external works, as per specifications mentioned in agreement to sale of the Project is estimated at **Rs. 1,36,76,182.00/- (Total of Table A and B)**

6. I Certify that cost for the Civil / MEP / Allied Work for the apartment and proportionate completion of internal & external works, as per specifications mentioned in agreement to 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 / Wing / Layout / Plotted Development bearing Number
or called **Orchid Diamond**

(To be prepared separately for each building / wing / Layout / Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of Building / Wing / Layout / Plotted Development As On Date Of Registration is	Rs. 2,85,57,269.00
2.	Cost Incurred As On Date of Certificate	Rs. 1,99,50,086.00/-
3.	Work Done In Percentage (As Percentage Of Estimated Cost)	70 %
4.	Balance Cost To Be Incurred (Based on Estimated Cost)**	Rs. 86,07,183.00/-
5.	Cost Incurred In Additional / Extra Item not included in the Estimated Cost (Table – C)	

Table B
Internal & External Development Works in Respect of the Registered Phase

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	Rs. 63,23,731.00/-
2.	Cost Incurred As On Date of certificate	Rs. 12,54,732.00/-
3.	Work Done In Percentage (As Percentage Of Estimated Cost)	20 %
4.	Balance Cost To Be Incurred (Based on Estimated Cost)	Rs.50,68,999.00/-
5.	Cost Incurred In Additional / Extra Item not included in the Estimated Cost (Table – C)	

Yours Faithfully,



Signature of Engineer

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 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. (**) 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 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 the components of work with specifications are indicative and not exhaustive.
5. Please specify if there are any deviations / qualifications. Example: Any deviation 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 (In Rs.)