PRAKASH DHAWADE
317, Datta Nagar, Near Shastri Nagar School,
Old Bagadganj, Bhandara Road,
Nagpur, 440008
Mobile - +91 8421137371

The Maharashtra Real Estate Regulatory Authority (General) Regulations 2017

FORM 2

Date: 31-03-2023

To,
KARAMCHAND REALTECH PRIVATE LIMITED
Plot No.12, "The Edge",3rd Floor,
WHC Road, Shankar Nagar,
Nagpur 440010

Subject: Certificate of Cost Incurred for Development of KARAMCHAND DREAM 1 project having MahaRERA Registration Number P 50500034124 situated on the Plot bearing KH.NO. 15 , MOUZA JAMTHA, OPP. NATIONAL CANCER HOSPITAL, OUTER RING ROAD,NAGPUR. being Developed by KARAMCHAND REALTECH PRIVATE LIIMITED.

Sir,

I **PRAKASH DHAWADE** have undertaker assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being PROJECT KARAMCHAND DREAM 1.

Project having MahaRERA Registration Number P 50500034124 situated on the Plot bearing KH.NO. 15, MOUZA JAMTHA, OPP. NATIONAL CANCER HOSPITAL, OUTER RING ROAD, NAGPUR. being Developed by KARAMCHAND REALTECH PRIVATE LIIMITED.

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Following technical professionals are appointed by Owner/Promoter: -

Shri. ARCHITECH **C. D. GIRIPUNJE (VISTAAR)** as L.S./ Architect;
Shri **P S PATANKAR (PATANKAR CONSULTANTS PVT.LTD)** as Structural Consultant;
Shri **SHANKAR JANEKAR** as MEP Contractor ; M/s **VISTAAR** as Quantity Surveyor;

1. We have estimated the cost of Civil, MEP and Allied Works required for completion of the apartments/Plotting & proportionate completion of internal & external works of the Project as per the specifications mentioned in the Agreement of Sale. Our estimated cost calculations are based on the Drawings/Plans made available to us for the Project under Reference by the Developers / Consultants. The Schedule of Items & Quantity required for the entire work as calculated by VISTAAR Quantity Surveyor* appointed by the Developer/Engineer, the assumption of the cost of material, labor & other inputs made by the Developer, and the Site Inspection carried out by us to ascertain / confirm the above analysis given to us.

2. We estimate Total Estimated Cost of completion of the aforesaid Project mentioned under reference at Rs. 21041830/- (Total of Table A & B) at the time of Registration. The estimated Total Cost of Project is with reference to the Civil, MEP & Allied Works completion of the apartments & proportionate completion of internal & external works, as per the specifications mentioned in the Agreement of Sale & for the purpose of obtaining Occupation Certificate / Completion Certificate for the Building(s) / Wing(s) / Layout / Plotted Development from the NMRDA being the Planning Authority under whose jurisdiction the aforesaid Project is being implemented.

3. The Estimated cost Incurred till date is calculated at **Rs. 1,83,85,461/-** (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 (s) of the subject project to obtain Occupation Certificate/ completion Certificate from **NAGPUR METRO REGIONAL DEVELOPMENT AUTHORITY (NMRDA)** is estimated at **Rs. 2656369/-** (Total of table A and B).

I certify 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

Layout / Plotted Development bearing Number Or Called Karamchand Dream 1 Layout / Plotted Development of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated Cost of Layout / Plotted Development as on date of Registration is	Rs 21041830/-
2	Cost incurred as on 31/03/2023 (based on the Estimated cost)	Rs 18385461/-
3	Work done in Percentage (as Percentage of the Estimated cost)	87%
4	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 2656369/-
5	Cost Incurred on Additional/ Extra items as on 31/03/2023 not included in the Estimated Cost (Annexure A)	Rs /-

TABLE – B

Internal & External Development Works in respect of Registered Phase

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Internal & External Development Works including amenities & facilities in the Layout as on date of Registration is	NA
2.	Cost incurred as on date of Certificate	NA
3.	Work Done in Percentage (as Percentage of Estimated Cost)	NA
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	NA
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	NA

Yours Faithfully

Signature of Engineer
(License No.....)

1.298 The Maharashtra Real Estate Regulatory Authority (General) Regulations 2017

*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 survivor 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 the office of engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material equipment and machinery required to carry out entire work.
4. As this an estimated cost any division in quantity required for development of the real estate project will result amendment of the cost inquired / to be inquired.
5. All components of work with specification are indicative and not exhaustive.

Annexure A

List of Extra / additional Items executed with Cost

(Which were not part of the original estimated of total cost)