Form 2

ENGINEER'S CERTIFICATE

Date: 23.11.2023

To,
**Shri Anantram Ramdas Naidu (Through P. O. A. Shri Sheshrao Anantram Naidu),**
**Shri Jairam Narayanswami Naidu,**
**Plot No.25, Surendra Nagar, Nagpur-440022.**

**Subject :** Certificate Of Cost Incurred For Development Of **Naidu Apartments** having MahaRERA Registration Number : P50500033184 being developed by Shri Anantram Ramdas Naidu (Through P. O. A. Shri Sheshrao Anatram Naidu) and Shri Jairam Narayanswami Naidu, the owners themselves.

Sir,

1. We **Emanate Design (Ar. Lokesh Kadu)** have undertaken assignment of certifying Estimated Cost for **Naidu Apartments** having MahaRERA Registration Number **P50500033184** being developed by Shri Anantram Ramdas Naidu (Through P. O. A. Shri Sheshrao Anatram Naidu) and Shri Jairam Narayanswami Naidu, the owners themselves.

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 **Ar. Lokesh Kadu** 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. 2,26,74,150/- {Rs. Two Crore, Twenty Six Lakh, Seventy Four Thousand One Hundred and Fifty only}** ( **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 **Nagpur Minicipal Corporation** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 2,51,99,490/- (Two Crore Fifty-One Lakhs, Ninety-Nine Thousand and Four Hundred and Ninety Only) (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. Nil (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

Construction of Naidu Apartments on Plot No.25, Surendra Nagar, Nagpur – 440022

| Sr. No. | Particulars | Amount (In Rs.) |
|---|---|---|
| 1. | Total Estimated Cost of Building as on 09.02.2022 Date Of Registration is | 2,26,74,150/- |
| 2. | Cost Incurred As On 23.11.2023 | 2,51,99,490/- |
| 3. | Work Done In Percentage (As Percentage Of Estimated Cost) | 100% |
| 4. | Balance Cost To Be Incurred (Based on Estimated Cost)** | Nil. |
| 5. | Cost Incurred In Additional / Extra Item not included in the Estimated Cost (Table – C) | Nil. |

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 | N.A. |
| 2. | Cost Incurred As On 09.02.2022 | N.A. |
| 3. | Work Done In Percentage (As Percentage Of Estimated Cost) | N.A. |
| 4. | Balance Cost To Be Incurred (Based on Estimated Cost) | N.A. |
| 5. | Cost Incurred In Additional / Extra Item not included in the Estimated Cost (Table – C) | N.A. |

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.) |
|---|---|---|
| 1. | Development cost/charges | 25,25,340/- |

Yours Faithfully,

Signature of Engineer

Shailesh A. Parmarth
Licenced Engineer
NIT Lic. No. 1178
NMC Lic. No. L-88