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 : 25/08/2023

To,

The M/s. Hiranmayi Infraventure, Plot no. 206, Dattatray Nagar, Near Sakkardara Garden, Nagpur-440024

Subject : Certificate of Cost Incurred for Development of **ABHISHEK ANNEX** developed by M/s. Hiranmayi Infrastructure for Construction of 1 building(s)/ 9 Flat(s) of the Phase -1 (MahaRERA Registration Number- **P50500034153**) situated on the Plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 206 demarcated by its boundaries (latitude and longitude of the end points) Khasara No. 53 to the North Plot No. 205 to the South Plot No. 207 to the East Plot No. 193 to the West Road (9 Meter) owned by Smt. Sindhu N Dharme Dattatray Nagar,Taluka Nagpur, District Nagpur Pin Code 440024 admeasuring 278.70 sq.mts..(Out of 278.70 Sq.Mt) area being developed by HIRANMAYI INFRAVENTURES

Sir,

I Yashwant M. Pochalwar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Plot No. 206, comprises of 1 Building(s)/ 9 Flat(s) of the 1st Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 206 of Division Dattatray NagarTaluka Nagpur District Nagpur PIN 440024 admeasuring 278.70 sq.mts..(Out of 278.70 Sq.Mt) area being developed by HIRANMAYI INFRAVENTURES.

1. Following technical professionals are appointed by Owner / Promoter :—
   (i) Mr Yashwant M. Pochalwar as L.S. / Architect ;
   (ii) Shri Sajid Khan as Structural Consultant
   (iii) M/s /Shri/Smt **N.A**. as MEP Consultant
   (iv) Shri Rohit Shastrakar as Quantity Surveyor *

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 Rohit Shastrakar quantity Surveyor* 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. 2,10,00,000**/- (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. **1,02,38,622.64** (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 NMC (planning Authority) is estimated at **Rs. 1,07,61,377.36**./- (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 1 or called ABHISHEK ANNEX

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

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 30/06/2023 date of Registration is	Rs.2,10,00,000/-
2	Cost incurred as on 30/06/2023 (based on the Estimated cost)	Rs. 1,02,38,622.64/-
3	Work done in Percentage (as Percentage of the estimated cost)	48.76 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,07,61,377.36/-
5	Cost Incurred on Additional /Extra Items as on 30/06/2023 not included in the Estimated Cost (Annexure A)	Rs. NIL

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30/06/2023 date of Registration is	N. A.
2	Cost incurred as on 30/06/2023 (based on the Estimated cost).	N. A.
3	Work done in Percentage (as Percentage of the estimated cost).	N. A.
4	Balance Cost to be Incurred (Based on Estimated Cost).	N. A.
5	Cost Incurred on Additional /Extra Items as on 30/06/2023 not included in the Estimated Cost (Annexure A).	Rs. N. A.

Yours Faithfully,

YASH ASSOCIATES
Architects - Engineers - Interiors
N.I.T. LIC. No. : 1192/00
N.M.C. LIC. No. : 357/04
NMRDA LIC. No. : 442/22

Yashwant M. Pochalwar

(Licence No. 357/04....)

*** 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 labour, material, equipment and machinery required to carry out entire work.

All components of work with specifications are indicative and not exhaustive