SANGHI CONSULTING ENGINEERS (I) PVT. LTD.
PROJECT MANAGEMENT | ARCHITECTURE | M.E.P | VALUATION
56, Shivaji Nagar, Nagpur -440010 TEL -0712-2249225
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FORM -2 [see Regulation 3]
ENGINEER'S CERTIFICATE

To
Shree Suresh Shreemohan Bajoria
402/3, Jagat Plaza, Law College Square,
Amravati Road, Shankar nagar,
Nagpur – 440010.

Date :01/04/2023

Subject : Certificate of Cost Incurred for Development of KANIKA situated on Khasra No. 241 of Mouza – Jamtha, P.S.K 42, Tehsil – Nagpur (rural) Dist.- Nagpur, having MahaRERA Registration No. _____ being developed by M/s Shree Suresh Shreemohan Bajoria.

Sir,

1. We M/s. Sanghi Consulting Engineers India Pvt. Ltd. have undertaken assignment of certificate Estimated Cost for KANIKA , 25 plots situated on the plot bearing C.N. No/CTS No./Survey no./ Khasra No. 241 of Mouza – Jamtha, P.S.K 42, Tehsil – Nagpur (Rural) Dist.- Nagpur, PIN – 441122, having MahaRERA Registration No. _____ being developed by M/S Shree Suresh Shreemohan Bajoria.

2. We have estimated the cost of Civil, MEP and Allied works required for completion of the layout and proportionate completion of internal and external works of the project as per specifications mentioned in agreement for sale. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer/Consultants. The Schedule of items and quantity for the entire work as calculated by Shri Vishal Tagade quantity Surveyor* appointed by Developer/Engineer. The assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us to ascertain / Confirm the above analysis given to us.

SUSHIL SANGHI
Consulting Engineer, Reg. No. AM/82114/7
Govt. Reg. Valuer - Cat. /II 2010-11
Approved Valuer, Reg. No. F-10256
56, Shivaji Nagar, Nagpur - 440 010

3. We estimate Total Estimated Cost of completion of the Layout of the aforesaid project under reference as Rs. 1,80,99,666/- (Rupees- One Crore Eighty Lacs Ninety Nine Thousand Six Hundred and Sixty Six Only). 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 the layout and proportionate completion of internal and external work, as per specifications mentioned in agreement for sale and for the purpose of obtaining occupation certificate / completion certificate for the layout Developement from the NMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4.The estimated Cost Incurred till date is calculated at Rs. 47,05,913.16/- The amount of Estimated Cost Incurred is calculated on the basis of input materials/services used and unit cost of these items.

5. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the layout and proportionate completion of internal and external work, as per the specifications mentioned in agreement for sale, of the project is estimated at Rs. 1,33,93,752.84/- Total of Table .

6. I certify that the Cost of the Civil, MEP and allied work for the layout and proportionate internal & external works, as per specifications mentioned in agreement for sale, of the aforesaid Project as completed on the date of this certificate is as given in Table below:

TABLE

Sr. No.	Particulars	Amounts
1	Total estimated cost of the Internal & External Development Works including amenities and facilities in the layout as on ..... Date of registration is	Rs. 1,80,99,666/-
2	Cost incurred as on ..... (based on the estimated cost)	Rs. 47,05,913.16/-
3	Work done in percentage (as percentage of the estimated cost)	26%
4	Balance cost to be incurred (based on estimated cost)	Rs. 1,33,93,752.84/-
5	Cost incurred on additional extra items as on ..... Not included in the estimated cost (Annexure A)	Rs. 0

Yours Faithfully

SUSHIL SANGHI
Chartered Engineer. Reg. No. AM/82114/7
Govt. Reg Valuer - Cat. VII 115/2010-11
Approved Valuer, Reg. No. F-10256
56, Shivaji Nagar, Nagpur - 440 010

Signature of Engineer

(Licence No.)

Agreed and accepted by

Signature of Promoter

Name:

Date:

*** Note**

1. The scope of work is to complete entire 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 is an 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 components of work with specifications are indicative and not exhaustive.

5. Please specify if there are any deviations / qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

TABLE C

List of Extra / Additional/Deleted Items considered in Cost