PROJECT DEVELOPMENT CONSULTANTS
• Residential • Institutional • Industrial

N.V. RADKE & ASSOCIATES
• ARCHITECTURAL • INTERIOR & STRUCTURAL DESIGNER

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57, Omkar Nagar Rd., Above Kamal Store, Manewada Ring Rd., Nagpur - 440 027

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:17/03/2022

To

M/s Shree Infratech
Plot No 113, Nelco Housing Society,
Subhash Nagar,
Nagpur.-440022.

Subject:- Certificate of Cost Incurred for Development of [Project Name] for Construction **Aashray Residency** building(s) / --- Wing(s) of the ---- Phase (MahaRERA Registration Number) situated on the Plot bearing City survey sheet no-188-c. No/CTS No. 19/Survey no.14/2/,P.H.no-44, Final Plot No. 19. demarcated by its boundaries (latitude and longitude of the end points) **18.288 mtr.** to the North, **18.28 mtr**. to the South,21.33**mtr**. to the East, 21.33 **mtr**. to the West of Division-west, village- Jaitala , taluka- Nagpur, District- Nagpur, PIN 440022 admeasuring 389.912 sq.mts. area being developed by **Shri Infratech**

Ref: :- MahaRERA Registration Number _____

Sir,

I/ We **N.V.Radke** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, beingAashray Residency Building(s)/)/ --- Wing(s) of the ---- Phase situated on the Plot bearing City survey sheet no-188-c. No/CTS No. 19/Survey no.14/2/,P.H.no-44, Final Plot No. 19.of Division **west, village- Jaitala , taluka- Nagpur, District- Nagpur, PIN 440022 admeasuring 389.912 sq.mts. area being developed by Shri Infratech**

1 Following technical professionals are appointed by Owner / Promoter :-

(i) M/s/Shri/Smt **Nitin.V.Radke** as L.S. / Architect ;

(ii) M/s /Shri / Smt **Praveen J. Wadhonkar** as Structural Consultant

(iii) M/s /Shri / Smt **N.V.Radke** as MEP Consultant

(iv) M/s /Shri / Smt **N.V.Radke** 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 N.V.Radke 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 **2,42,00,000/-** (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 **NapurMuncipal 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.40,600 /-** (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 N.I.T. (planning Authority) is estimated at Rs **2,42,00,000/-** 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 :

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 :

Building /Wing bearing Number_____ or called _____

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

Sr. No	Particulars	Rupees	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is		Rs 2,42,00,000/-
2	Cost incurred as on ___(based on the Estimated cost)		Rs. 40,600 /-
3	Work done in Percentage (as Percentage of the estimated cost)		0.16%
4	Balance Cost to be Incurred (Based on Estimated Cost)		Rs.2,41,59,400 /-
5	Cost Incurred on Additional /Extra Items as on ____not included in the Estimated Cost (Annexure A) TAB		Rs.----------/-

TABLE B

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

Sr. No	Particulars	Rupees	Amounts
1	Total Estimated cost of the Internal and ExternalDevelopment Works including amenities and Facilities in the layout as on _____ date of Registration is		Rs. _____ /-
2	Cost incurred as on _____(based on the Estimated cost)		Rs. _____ /-
3	Work done in Percentage (as Percentage of the estimated cost)		_____
4	Balance Cost to be Incurred (Based on Estimated Cost)		Rs.___ _____/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)		Rs.__ _____ /-

Yours Faithfully

N. V. RADKE
CIVIL ENGINEER &
ARCHITECTURAL CONSULTANT
L.S. No. NIT - 687; NMC-L-120

Signature of Engineer

(Licence No. NMC L-120)

* 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.

4 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.

5 All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)