

Radke

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

Annexure - B

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: 31/03/2023

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, One Wing of the --NA-- Phase, MahaRERA Registration Number: :
P50500034927 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 : P50500034927

Sir,

We Vinay P. Sambhe have undertaken assignment of Certifying Estimated cost for **Aashray**
Residency having having MahaRERA Registration Number: **P50500034927** (Only Applicable
after project registration being developed by Ashray Residency Building one Wing of the --NA--
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.2. We have estimated the cost of Civil, MEP and allied works required for the apartments and
proportionate completion of internal & external works of the project as per specification mentioned
in agreement of sale. Our estimated cost calculation are based on the drawings/plans made available
to us for the project under reference by the Developer/Consultant. The Schedule of items and
quantity required for the entire work as calculated by Shri. N.V.Radke Quantity Surveyor*
appointed by Developer/Engineer, the assumption of the cost of 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.We Vinay P. Sambhe have undertaken assignment
Residency having having MahaRERA Registration
after project registration being developed by Ashray
Phase situated on the Plot bearing City survey
no.14/2, P.H.no-44, Final Plot No. 19. of Division
District- Nagpur, PIN 440022. admeasuring 389.912
Infratech.**N. V. RADKE**CIVIL ENGINEER &
ARCHITECTURAL CONSULTANT
L.S. No. NIT - 687; NMC-L-120

3. We estimated total estimated cost of completion of the aforesaid project under reference at **Rs.2,42,00,000** (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 the apartments and proportionate completion of internal & external works, as specification mentioned in agreement of sale and deed for the purpose of obtaining occupation certificate/Completion certificate for the Building(s)/Wing(s) Layout/ Plotted J Development from the **Nagpur Municipal Corporation** being the Planning Authority under whose jurisdiction aforesaid the project is being implemented.

4. The Estimated Cost incurred till date is calculated at **Rs.91,67,653** /- Total of Table A & B). The amount of Estimated Cost incurred till date is calculated on the basis of input material/services used and unit cost of these item.

5. The Balance Cost of Completion Civil, MEP and Allied work for completion of the apartments and proportionate completion internal and external as per specifications mentioned in agreement of sale of the Project is estimated at Rs. 1,48,21,747 /- (Total of Table A & B).

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

TABLE A
Building Development called Aashray Residency

Sr No.	Particular	Amount (Rs.)
1.	The Estimated Cost of the Building/Wing/ Layout Plotted Development sent as an date of Registration is	Rs. 2,42,00,000
2.	Cost incurred as on date of certificate	Rs. 91,78,253 /-
3.	Work done in Percentage(as Percentage of the estimated cost)	37.92%
4.	Balance cost of incurred** (Based on Estimated Cost)	Rs.1,48,21,747 /-
5.	Cost incurred Additional/Extra Items not included in the Estimated Cost (Table —C)	Rs.2,00,000/-

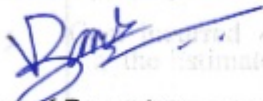
Sr No.	Particular	Amount (Rs.)
1.	The Estimated Cost of the Building/Wing/ Layout Plotted Development sent as an date of Registration is	Rs. 2,42,00,000
2.	Cost incurred as on date of certificate	Rs. 91,78,253 /-
3.	Work done in Percentage(as Percentage of the estimated cost)	37.92%
4.	Balance cost of incurred** (Based on Estimated Cost)	Rs.1,48,21,747 /-
5.	Cost incurred Additional/Extra Items not included in the Estimated Cost (Table —C)	Rs.2,00,000/-


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TABLE - B**Internal & External Development Works in Respect of the Registered Phase**

S.No.	Particular	Amount (Rs.)
1.	Total Estimated cost of the Internal and External Development Works including amenities and 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 the estimated cost)	NA
4.	Balance cost of incurred** (Based on Estimated Cost Internal & External Development Works of Registered Phase	NA
5.	Cost incurred Additional/Extra Items not included in the Estimated Cost (Table - C)	NA

Agreed & Accepted by:



Signature of Promoter

Name **M/s Shree Infratech**

Plot No 113, Nelco Housing Society,

Subhash Nagar, Nagpur.-440022.

Date: 31/03/2023

Yours Faithfully,

NITIN V. RADKE

License Number (NMC-120)

NMO/R/2021/APL/01330

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NMO/R/2021/APL/01330

Note:-

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.

2. (*) Quantity sum any can be done by office of Engineer or can be done by an independent

Quantity Surveyor whose certificate of quantity calculated can lie 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 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. Cost any derivation in quantity required for the 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.

6. 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 Item considered in Cost
(which were not part of the Original Estimate of Total Cost.)

S.No.	List of extra/Additional items	Amount in (Rs.)
1.	Cost for Borewell & pump	Rs.2,00,000/-


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