

Architect, Planner, Landscape Architect, Interior Designer, *Gover, Valuer

Flat no.106, Ground floor, Shrilla Apartment, Behind Batuk Bhai Jeweller,

Khare town, Dharampeth, NAGPUR-10.

PH.NO. (0712)-2546183.

Date: 12/08/2022

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)

To,

M/s.Inches Realities Through Partner

1) Amit V.Marawar

2) Suhas A Domade

B 23,Shri Ganesh Apartment,Kotwal Nagar, Ring Road, Nagpur.

Subject : Certificate of Percentage of Completion of Construction Work of **Residential Building** ,No. of Building(s)/1, of the Project situated on the Plot bearing C.N. No/CTS No./ Final Plot no: **01**, Survey no.**50/3** , demarcated by its boundaries village- **Besa**, taluka- **Nagpur (Gramin)** , District- **Nagpur**, admeasuring=**1770.04 sq.mts.**

Sir,

I Ar.C.D.Giripunje have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of **Residential Building** ,No. of Building(s)/1, of the Project situated on the Plot bearing C.N. No/CTS No./ Final Plot no: **01**, Survey no.**50/3** , demarcated by its boundaries village- **Besa**, taluka- **Nagpur (Gramin)** , District- **Nagpur**, admeasuring=**1770.04 sq.mts.** Having MahaRERA Registration Number **P50500045876** (Only Applicable after Project Registration)

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

(i) Shri **Ar.C.D.Giripunje** as Architect ;

(ii) Shri **Er.Nikhil Gangamwar** as Structural Consultant

(iii) Shri _____ as Site Engineer

(iv) Shri. _____ as Site Supervisor

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 Developers and consultants and the schedule of items and quantity for the entire work as calculated by the schedule of items and quantity for the entire work as calculated by **Er.Nikhil Gangamwar** 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. 13,35,000,00/-** (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 **Nagpur Municipal 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.96,40,000/-** (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 **Nagpur Metropolitan Regional Development Authority** (Planning Authority) is estimated **Rs. 12,38,60,000/-** (Total of Table A and B)

6. I certify that the cost of Civil, MEP and allied works for the aforesaid project is completed on the date of this certificate is given in table B below :
(to be prepared for the entire registered phase of the Real Estate Project)

Table B

Sr.no.	Particulars	Amounts
1.	Total estimated cost of the Internal And External development works including Amenities and facilities in the layout as on 12/08/22 date of registration	13,35,00,000/-
2.	Cost incurred as on 12/08/22 (based on Estimated cost)	96,40,000/-
3.	Work done in Percentage (as Percentage of Estimated Cost)	7.22%
4.	Balance Cost to be Incurred (based on estimated cost)	12,38,60,000/-
5.	Cost Incurred on Additional/Extra Items	

As on ----- not included in the estimated cost (Annexure A)	Nil
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Yours Faithfully

Signature & Name of Architect


C. D. Chappu
C. A. / 2001 / 27632
N.I.T. No.1321
N.M.C. No R-100
M. No. 942210

* Note

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specification 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.

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

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	Amounts (In Rs.)
1		
2		