FORM 2

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: 20/03/2024

To
The **RAMALAY VENTURES**
Mr. Nayan Nathuji Ghate
Authorized Partner of
M/s. Unitech Buildcon
Partner
Shop No. 3 M K Heights
Manik Park Nagpur
440 015

Subject: Certificate of Cost Incurred for Development of **RAMALAY BLISS** for Construction of 1 building(s)/ Wing(s) of the First Phase situated on the Plot No. 392 Corporation Kh. No. 509 Corporation House No. 783, Ward No. 10, Zone No. 03, City Survey No. 132, Sheet No. 336 Sitabuldi in I.A.I.B Scheme demarcated by its boundaries (latitude and longitude of the end points)
to the North Plot No 391
to the South Plot No. 392-A
to the East Road
to the West Plot No. 399 & 400
of village – Nagpur taluka -Nagpur District – Nagpur(Rural) PIN 444 009 admeasuring **557.42** sq.mts. area being developed by **RAMALAY VENTURES Mr. Nayan Nathuji Ghate** Authorized Partner **of M/s. Unitech Buildcon** Partner**.**

Sir,
I/We have undertaken assignment of certifying Estimated Cost for the Subject Real EstateProject proposed to be registered under MahaRERA,being-1 Building(s)/ Wing(s) of the First Phase situated the Plot No. 392 Corporation Kh. No. 509 Corporation House No. 783, Ward No. 10, Zone No. 03, City Survey No. 132, Sheet No. 336 Sitabuldi in I.A.I.B Scheme admeasuring **557.42** Sq. Mts. area being developed by **RAMALAY VENTURES Mr. Nayan Nathuji Ghate** Authorized Partner **of M/s. Unitech Buildcon** Partner

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

(i)	Ar. Sameer Kachore	as L.S. / Architect
(ii)	Er. Sandeep Gaikwad	as Structural Consultant

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 **Er. Sandeep Gaikwad** 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 5,47,61,400/- (Total of Table A & 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 Assistant Director Town Planning Authority Nagpur Municipal Corporation (NMC)** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.3,09,42,602/- (Total of Table A & 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 **The Assistant Director Town Planning Authority Nagpur Municipal Corporation (NMC)** is estimated at Rs 2,38,18,798/- (Total of Table A & 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

Layout Plan or called Ramalay Bliss

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

Sr. No	Particulars	Amounts
1.	**Total Estimated Cost of Building/Wing as on _____ date of Registration.**	5,47,61,400/-
2	**Cost incurred as on _____ (based on the Estimated cost)**	3,09,42,602/-
3.	**Work Done in Percentage (as percentage of the Estimated Cost)**	56.50%
4.	**Balance Cost to be Incurred**	2,38,18,798/-

	(Based on Estimated Cost)	
5.	**Cost Incurred on Additional/Extra Items as on _____ not included in Estimated Cost**	Rs. 0/-

TABLE B

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

S. No.	Particulars	Amounts
1	**Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration**	Rs.0/-
2	**Cost Incurred as on _____ (based on the Estimated Cost)**	Rs. 0/-
3	**Work Done in Percentage (as Percentage of the Estimated Cost)**	0%
4	**Balance Cost to be Incurred (Based on Estimated Cost)**	Nil
5	**Cost Incurred on Additional Extra Items as on _____**	Nil



Er. Sandeep Gaikwad
Engineer