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)

QUARTER 3 : JULY TO SEPTEMBER 2024

Date: 05/10/2024

To,
Ramalay Ventures,
Through Partner Mr. Nayan Ghate, Vishal Wadibhasme and others,
Shop No G2 & G3, MK Heights,
Manik Park, Manish Nagar,
Nagpur - 440015**.**

Subject: Certificate of Cost Incurred for Development of "**RAMALAY BLISS" with** Plot No 392, bearing City Survey No. 132 and Sheet No. 336, bearing Corporation House Number 783 situated at Medical College Layout Precinct, Hanuman Nagar, Nagpur bearing Municipal Corporation House No.783 & 783/B, within the limits of the Nagpur Muncipal Corporation Ward No 10, **(latitude and longitude of the end points)**

Towards the East	-	By ROAD
Towards the West	-	By PLOT NO. 399 & 400
Towards the North	-	By PLOT NO.391,
Towards the South	-	By Plot NO.392-A.

Mouza - NAGPUR, Tahsil and District Nagpur, PIN – 440003 admeasuring 557.418 Sq Mtr. area being developed by **Ramalay Ventures, Through Partner** Mr. Nayan Ghate, Vishal Wadibhasme and others,

Sir,

I/We, **Er. Sandeep Gaikwad** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being- 1 Building(s)/ Wing(s) of the First Phase situated having **RAMALAY BLISS** bearing Plot No 392, bearing City Survey No. 132 and Sheet No. 336, bearing Corporation House Number 783 situated at Medical College Layout Precinct, Hanuman Nagar, Nagpur bearing Municipal Corporation House No.783 & 783/B, within the limits of the Nagpur Muncipal Corporation Ward No 10, admeasuring 557.418 Sq. mtr area being developed by M/s. by Ramalay Ventures, Through Partner Mr. Sameer Rajesh Kachore

1. 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.

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 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 Nagpur Improvement Trust (NIT) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at **Rs. 4,54,97,811/-** (Total of Table A & B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

4. 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 Improvement Trust (NIT) is estimated at **Rs 1,52,44,814/-** (Total of Table A & B).

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 30/09/2024.	**5,47,61,400/-**
2	Cost incurred as on 30/09/2024 (based on the Estimated cost)	**Rs. 4,54,97,811/-**
3.	Work Done in Percentage (as percentage of the Estimated Cost)	91.49%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs 1,52,44,814 /-**
5.	Cost Incurred on Additional/Extra Items as on _____not included in Estimated Cost	

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	-
2	Cost Incurred as on_____(based on the Estimated Cost)	-
3	Work Done in Percentage (as Percentage of the Estimated Cost)	-
4	Balance Cost to be Incurred (Based on Estimated Cost)	-
5	Cost Incurred on Additional Extra Items as on _____	-



Name: **Er. Sandeep Gaikwad**.

Date: 05/10/2024

Note

I . 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 for Sale.

2, (*) Quantity surveyor 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 survivor being appointed by developer. The name has to be mentioned at the place marked(*) and in case of quantity are being calculated by office of engineer, the name of the person the office of engineer who is responsible for the quantity should be mentioned at the place marked (*).

3.(**) Balance cost incurred (4) may vary from difference between Total Estimated Cost (1) and Actual cost incurred (2) due to due to deviation in quantity required/escalation cost etc. As this is an estimated cost , any deviation in the quantity required for development of the Real Estate Project will result in the amendment of the cost incurred/ to be incurred

4. All components of work with specification 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

(which were not part of the original estimate of Total Cost)

Sr. No.	**List of Extra/Additional/ Deleted Items**	**Amount (in Rs.)**