ER. RAVINDRA NAGPURE
D.C.E., B.E. (CIVIL), LICENSED ENGINEER.
Consulting Civil Engineer
17, Mahatma Gandhi Nagar, Hudkeshwar Road, Nagpur-34. Ph No. 9822235217

Date 30/06/2023

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: 30/06/2023

To
M/s Gurumurty Constructions,
Sheel Niwas, H. No. 247, WHC road,
Dharampeth, Nagpur- 440010

Name of owner: 1) Shri. Ramchandra G. Wyawahare.
2) Shri. Madhusudhan G. Wyawahare.

Subject: Certificate of Cost Incurred for Development of **"Shriniwasa Residency (B+G+7 floors)"** having MAHARERA no. P50500048587, being developed by **M/s Gurumurty constructions through its Proprietor Shri Moreshwar Gopalrao Kale.**

Sir,

1. I Ravindra Nagpure have undertaken assignment as certifying Estimated Cost for "Shriniwasa Residency (B+G+7 floors)" situated on plot no. 154/2 & 155/1 Thak no. 183, Mouza- Lendra, C.T.S No. 1004, Sheet no(54)24/11, House no162, Ward no 72, Farmland Layout, Nagpur demarcated by its boundaries (21°08′06.3″N 79°04′22.3″E) C T S no 1005 to the North, C T S no. 1003 to the South, Conservancy Lane/ Plot no.___ to the East, and 9.0M wide road on the West; District: Nagpur, PIN: 440010 admeasuring 634.598 Sqm area being developed by M/s Gurumurty constructions, Proprietor Shri. Moreshwar G. Kale.

2. We have estimated the cost of civil, MEP and allied works required for the completion of Plots and proportionate completion of Development works of the project as per specification mentioned in agreement of sale. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants. The Schedule of items and quantity for the entire work as calculated by us, the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us to ascertain/Confirm the above analysis given to us.

3. We Estimate Total Estimated Cost of completion of the development work of Plots of the aforesaid project under reference as Rs **4,80,70,000/-** (Total of Table A & 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 for the development work of Plots and proportionate completion of internal and external works, as per specification mentioned in agreement of sale and for the purpose of obtaining completion certificate for the Plotted Development from Nagpur metropolitan Region Development Authority the being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 1,34,77,996.00** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basic of input material / services used and unit cost of these items.

5. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartment and proportionate completion of internal and external works, as per specification mentioned in agreement of sale, of the Project is estimate at Rs **3,45,92,004/-** (Total of Table A & B).

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

Table – A

Building/Wing bearing Number 0 (Not applicable)
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on the date of Registration is	**4,80,70,000.00**
2	Cost incurred as on date of certificate	**1,34,77,996.00**
3	Work done in Percentage (as Percentage of the estimated cost)	**28.04%**
4	Balance Cost to be Incurred** (Based on Estimated Cost)	**3,45,92,004.00**
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table –C)	0.00

Table - B

Internal & External works in respect of the registered phase

Sr. No	Common areas and Facilities Amenities	Amount (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on the date of registration is	0.00
2	Cost incurred as on date of certificate	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.00
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table –C)	0.00

Yours Faithfully,

Signature of the Engineer

ER. RAVINDRA NAGPURE
D.C.E. B.E. (Civil)
CONSULTING ENGINEER
NIT LS. 875. NMC LS. 1321. NMRDA LS. 426
Add: Plot No. 8. Shri Ram Nagar, New Subhedar Lyt., Nagpur-24, M.: 9822235217

Agreed and accepted by,

Signature of promoter
Shri Moreshwar Gopalrao kale