ASHTANKAR AND RATHOD CONSULTANTS
(STRUCTURAL CONSULTANTS & CIVIL ENGINEERS)
Email: contact.arcnagpur@gmail.com
Mob: +91 9096636449, +91 8308181819

FORM -2
(See Regulation 3)
ENGINEER'S CERTIFICATE

Date: 6th April 2025

To,
M/S RAUT BUILDER & DEVELOPERS
Plot no. 198, Saptshrungi Apartment,
Chhatrapati Nagar ,
Ring Road, Nagpur-15

Subject: Certificate of Cost Incurred for Development of **"SHIWANI PRIDE"** for Construction of 1 building of the Phase (MahaRERA Registration Number) situated on the Plot 9, Kh. – 3/1, Mouza - Shankarpur, Tah & Dist. – Nagpur admeasuring 952.90 sq.mts. Area being developed by **M/S RAUT BUILDER & DEVELOPERS** (January 2025 – April 2025)

Ref: MahaRERA Registration Number - **P50500048977**

Sir,

I **Ashtankar & Rathod Consultants** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being one Building Plot 9 Mouza - Shankarpur, Kh. – 3/1 , Tah & Dist. – Nagpur admeasuring 952.90 sq.mts. Area being developed by **M/S RAUT BUILDER & DEVELOPERS.**

2. We have estimated the cost of Civil, MEP and allied work required for completion of the apartment proportionate completion of internal & external works of the project as per specification mentioned in agreement of sale. Our estimated cost calculation area based on the drawing plan made available to us the project under reference by the developer or consultant. The schedule of items and the quantity required for the entire work as calculated by **Sanjay K. Bahadure** appointed by engineer , the assumption of the cost of material labour and other input 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 aforesaid project under reference as Rs-5,40,00,000/- (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 apartment proportionate completion of internal & external works , as per specification mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the building(s) plotted Development from the **Nagpur Metropolitan Region Development Authority** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 3,26,84,119/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input material /service used and unit cost of these items.

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5. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartment proportionate completion of internal & external works , as per specification mentioned in agreement of sale of project is estimated at Rs. 2,13,15,881/- (Total of Table A and B).

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

TABLE A

Building called **Shiwani Pride**

Sr. No.	**Particulars**	**Amounts**
1	Total Estimated cost of the building/wing development as on 11/11/2022 date of Registration is 24/01/2023	Rs. 5,40,00,000/-
2	Cost incurred as on 31/03/2025 (based on the Estimated cost)	Rs. 3,26,84,119/-
3	Work done in Percentage (as Percentage of the estimated cost)	60.52 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,13,15,881/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	NIL

TABLE B

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

Sr. No	**Particulars**	**Amounts**
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 11/11/2022 date of Registration is 24/01/2023	Rs. 5,40,00,000/-
2	Cost incurred as on 31/03/2025 (based on the Estimated cost)	Rs. 3,26,84,119/-
3	Work done in Percentage (as Percentage of the estimated cost)	60.52 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,13,15,881/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Table C)	NA

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Yours Faithfully

ASHTANKAR AND RATHOD CONSULTANTS ARC NAGPUR 8308181819, 9096636449

ASHTANKAR & RATHOD CONSULTANTS (STATE/R/2022/APL/01624)
Signature of Engineer
Agreed and accepted by

Raut Builder & Developers
Proprietor

Signature of promoter

Name: Raut Builder & Developer

Date: 06/04/2025

*** Note**

1. The scope of work is to complete entire Registered Real Estate Project as per drawings approved from time to time, 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)very 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.

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

6. Please specify if there are any deviation /qualification Example; any deviation in input material used from specification in agreement of sale.

Table C

List of Extra /Additional /Deleted items considered in cost
(Which were not part of the original estimated of total cost)

Sr. No.	List of Extra /Additional /Deleted items	Amount (In Rs.)
1.	No extra work as on date	0.00