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,

Date : 30/09/2023

M/s Supreme Urban Realities Pvt Ltd
6th Floor Supreme Forest Avenue Tower
Katol Road Nagpur - 440013

Subject: Certificate of Cost Incurred for Development of Supreme Blossom having MahaRERA Registration Number P50500049562 being developed by M/s Supreme Urban Realities Pvt Ltd

Sir,

1. I Chandrakant Dhage have undertaken assignment of certifying Estimated Cost for the Project Named Supreme Blossom registered under MahaRERA, registration number P50500049562 being developed by M/s Supreme Urban Realities Pvt Ltd
2. We have estimated the cost of Civil, MEP and Allied works, required for completion of the apartments and proportionate completion of internal and external works of the project as per specifications 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 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 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. 31,94,10,522/- (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 apartments and proportionate completion of internal and external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the building(s)/ Wing(s)/Layout/Plotted development from the NMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs 11,55,53,152/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of input materials/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 apartments and proportionate completion of internal and external works as per specifications mentioned in the agreement of sale of the project is estimated at Rs 20,38,57,370/- (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal and external works as per specifications mentioned in the agreement of sale of the aforesaid project as completed on the date of this certificate is as given in Table A and B below :

CHANDRAKANT DHAGE
CIVIL ENGINEER

TABLE A

Building /Wing bearing Number 1 or called Wisteria and Verbana

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

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 26,77,39,702
2	Cost incurred as on date of certificate	Rs. 10,39,97,837
3	Work done in Percentage (as Percentage of the estimated cost)	38.84%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 16,37,41,865
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	Rs. NIL

TABLE B

(Internal & External Development Works in respect of the registered phase)

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	Rs. 5,16,70,820
2	Cost incurred as on date of certificate	Rs. 1,15,55,315
3	Work done in Percentage (as Percentage of the estimated cost).	22.36%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 4,01,15,505
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C).	Rs. NIL

Yours Faithfully

Agreed and Accepted by

Signature of Promoter
Name – Murtaza Kothawala
Date – 31.12.2023

Signature and Stamp of Engineer
Local Authority License No

*** Note:**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate/Completion Certificate.

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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

4. 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.

6. Please specify if there are any deviations/qualifications Example any deviation in input material used from specifications in agreement of sale.

Table C

List of Extra/Additional Items considered in Cost

(which were not part of the original Estimate of Total

Sr No	List of Extra/Additional/Deleted Items	Amount (In Rs)
1		
2		