S.B. Malode & Associates

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NIT Ls No. 2791, NMRDA Ls No. 360, NMC Ls No. 704
Government of Maharashtra Ls No. STATE/R/2025/APL/16614

The Maharashtra Real Estate Regulatory Authority (General) Regulation 2017

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)

Date- 30/06/2024

To,

M/S KDR BUIDERS,

Zal's Compound, Mount Road,

Behind Saraf Chambers, Sadar,

Nagpur-440001

Subject – Certificate of Cost Incurred for Development of "**KDR ROYALE**" having MahaRERA Registration No. **P50500049653** (Only Applicable after project Registration) being developed by M/S **KDR BUILDERS** , situated on land bearing Kh.No 151/2, Plot No 2 (Noth Part),City Survey No 403,Sheet No 330A/108,Corporation House No 2829/A, Ward No 57,Situated at Shende Nagar , Mouza Nari- Nagpur District 440026.

Sir,

1. I/We, **Sudesh Malode** have Undertaken Assignment of certifying Estimated Cost for **"KDR ROYALE"** having MahaRERA Registration No. . **P50500049653** (Only Applicable after project Registration) Being Development By **M/s KDR BUILDERS.**

2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as 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 developers and consultants. The schedule of items and quantity required for the entire work as calculated by surveyor * appointed by Developer/Engineer, the assumption of the cost of material, labor 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 completion of the aforesaid project under reference as **Rs. 4,80,00,000 /-**(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 the completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the Building(s)/ Wings/ Layout/Plotted Development from the **NIT Nagpur** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost incurred till date is calculated at **Rs. 3,60,00,000/-** Total of (Table A and B). The amount of Estimated Cost Incurred is calculated on the basis 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 the completion of the apartments and proportionate completion of internal & external works as per specifications mentioned in agreement of sale, of the project is estimated at **Rs. 1,20,00,000/-** (Total of Table A and B).

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

TABLE-A

Building/Wing/Plotted Development bearing Number or called "KDR ROYALE"

(To be prepared separately for each Building/Wing / Layout/ Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amount (In Rs)
1	Total Estimated cost of the Building /Wing /Layout/ Plotted Development As on 30/06/2024 Date of Registration is	
2	Cost incurred as on 30/06/2024 (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 30/06/2024 Not included in	

	The Estimated Cost (Table –C)	

TABLE-B

Internal& External Development Works in Respect of The Registered Phase

Sr. No.	Particulars	Amount (In Rs)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30/12/2022 date of registration is	**Rs. 4,80,00,000/-**
2	Cost incurred as on 30/06/2024 (based on the Estimated cost)	**Rs. 3,60,00,000/-**
3	Work done in Percentage (as Percentage of the estimated cost)	75%
4	Balance Cost to be incurred (Based on Estimated Cost)	**Rs.1,20,00,000/-**
5	Cost incurred on Additional / Extra Items As on 30/06/2024 not included in the Estimated Cost (Annexure A)	Rs.NIL

ER.SUDESH MALODE
(LICENSE NO – 2090)

S. B. MALODE & ASSOCIATES
M. Tech
CONSULTING ENGINEERS & STRUCTURAL DESIGNER
NIT Ls No. 2791/ NMRDA Ls No. 360, NMC Ls No. 704
GOVT. MAH. Ls. No.STATE/ R/ 2022/APL/03288
Near Sakkardara Police Station, Nagpur- 24
Mob:- 9975896517

Agreed and Accepted by:

M/S KDR BUILDERS

Mr. Kulvinder Singh Dhillon
Partner

KDR BUILDERS
PARTNER

Mr.Raj Goverdhan Sakhare
Partner

KDR BUILDERS
PARTNER

KDR BUILDERS

Mr. Digvijayant Wasudeo Tumdam
Partner

PARTNER

Date:30/06/2024

*Note

1. The scope of work is to complete Registered Real Estate Project as per drawing approved from time to time as per specifications mentioned in agreement of sale.
2. (*) Quality survey can be done by office of Engineer or can be done by an independent Quality Surveyor, Whose certificate or quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by the developer, engineer. In case of independent quantity surveyor being appointed by the 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) may vary 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.
4. All components of work with specifications 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)
1		
2		

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