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 : 31/12/2023

To,

SHRI. PRAVIN SHAMDEORAOJI RAUT
SMT. JUHI VIJAY SHRIVASTAVA
SMT. PALLAVI MANOJ KADU
SHRI. SACHIN SHRIRAMJI KADU

Ad.Plot No.239,Flat no.101,Shri Gajanan Apartments,opp. Bawane kunbi samaj hall,Ramnagar, Nagpur

Subject – Certificate of Cost Incurred for Development of **"VIJAY NAGAR"** having MahaRERA Registration No. **P50500049877-** being developed by Shri. Pravin Shamdeoraoji Raut and others, situated on Plot bearing C.N.No/CTS No./Survey No./ **plot no. Land Mouza LAWA - kh no. 277/1**, Nagpur(Garmin) district .

Sir,

I MR. NIRAJ S BAINGANE have undertaken assignment of certifying Estimated Cost for **"VIJAY NAGAR"** having MahaRERA Registration Number **P50500049877** (Only Applicable after project Registration being developed by Shri. Pravin Shamdeoraoji Raut and others.

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 Developer / Consultants. The Schedule of items and quantity required for the entire work as calculated by MR. NIRAJ S BAINGANE Quantity Surveyor*appointed by Developer/Engineer, 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 at Rs. 1,50,38,600 /- (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 & External Works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate/ for the Building(s) / Wing(s)/ layout/ Plotted Development from the NIT being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4) The Estimated Cost Incurred till date is calculated at Rs. 0.00 /- (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 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. 1,50,38,600 /- (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 & external works, as per specification mentioned in agreement 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/ Layout / Plotted Development bearing Number _____or called

(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 date of Registration is dt.25.11.2022	Rs, 1,50,38,600 /-
2	Cost incurred as on 31.12.2023	Rs. 1,50,38,600 /-
3	Work done in Percentage (as Percentage of the estimated cost)	100.0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0 /-
5	Cost Incurred on Additional Extra items 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 30/09/2022 date of registration is 13/03/2023 .	Rs, 1,50,38,600 /-
2	Cost incurred as on 31.12.2023 (based on the Estimated cost)	Rs. 1,50,38,600 /-
3	Work done in Percentage (as Percentage of the estimated cost)	100.0 %
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 0 /-
5	Cost incurred on Additional / Extra Items As on 30/09/2022 not included in the Estimated Cost (Table -C)	----------

Yours Faithfully,

Signature & Name with Stamp of Engineer

ER. NIRAJ S. BAINGANE
NIT LS. No.- 2617
NMC LS. No.- 00734
NMRDA LS. No.- 329

Local Authority License no. _____(If applicable)

Agreed and Accepted by;

Signature of promoter:-

Name:

SHRI. PRAVIN SHAMDEORAOJI RAUT

SMT. JUHI VIJAY SHRIVASTAVA

SMT. PALLAVI MANOJ KADU

SHRI. SACHIN SHRIRAMJI KADU

Date: 31/12/2023

Note:

1 the scope of work is to complete Registered Real Estate project as per drawing approved from time to time and asper 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 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.

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

6. please specify if there are any deviation/ qualification. Example: Any deviations in input material used form specifications 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 Item	Amount (In Rs.)
1	Sewage Treatment Plant Installation	15,65,000 /-
2	Electric Sub-Station Installation	4,35,000 /-
	TOTAL AMOUNT	20,00,000/-