AAJ ENGINEERS
& CONSULTANTS PVT. LTD.
CIN : U74900MH2015PTC266980
GST NO. : 27AANCA7041B1ZW
PAN : AANCA7041B

Sunraj Bhaskar Complex
2nd Floor, Durga Mandir
Pratap Nagar, Nagpur - 440 022
(O) : 9970066936
mail@aajengineers.in
www.aajengineers.in

# 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: - 02/10/2023

To,

**M/s SHREE CONSTRUCTION,**

Through Its Proprietor,

**SHRI SACHIN ASHOK KHARE**

Laxmi Nagar, Nagpur

**Subject: Certificate of Percentage of Completion of Construction Work of Residential Building situated on the Plot bearing PLOT NO. – 79, IN THE LAYOUT OF PERFECT CO-OPERATIVE HOUSING SOCIETY LIMITED, KH. NO. – 129 & 130, MOUZA – BHAMTI, CITY SURVEY NO. – 209, SHEET NO. – 52, CORPORATION HOUSE NO. – 4254/79, WARD NO. – 75 TAH. & DIST. - NAGPUR demarcated by its boundaries having co-ordinates 21$^0$06'13.68'' N & 79$^0$02'31.18'' E, PLOT. NO. - 74 to the North 12.0 WIDE ROAD to the South PLOT. NO. - 78 to the East PLOT NO. - 80 to the West, taluka – Nagpur, District – Nagpur. PIN- 440022, Admeasuring 450.00 Sq.Mts. area being developed by M/s SHREE CONSTRUCTION.**

Sir,

I/ we **AAJ ENGINEERS AND CONSULTANST PVT. LTD.** have undertaken assignment of Certifying Estimated Cost for the Subject Real Estate Project Proposed to be registered under Real Estate Regulatory Authority **Plot bearing PLOT NO. – 79, IN THE LAYOUT OF PERFECT CO-OPERATIVE HOUSING SOCIETY LIMITED, KH. NO. – 129 & 130, MOUZA – BHAMTI, CITY SURVEY NO. – 209, SHEET NO. – 52, CORPORATION HOUSE NO. – 4254/79, WARD NO. – 75 TAH. & DIST. - NAGPUR demarcated by its boundaries having co-ordinates 21$^0$06'13.68'' N & 79$^0$02'31.18'' E, PLOT. NO. - 74 to the North 12.0 WIDE ROAD to the South PLOT. NO. - 78 to the East PLOT NO. - 80 to the West, taluka – Nagpur, District – Nagpur. PIN- 440022, Admeasuring 450.00 Sq.Mts. area being developed by M/s SHREE CONSTRUCTION.**

1. Following technical professionals are appointed by Owner / Promoter: -

(i) **MR. SANDEEP PANDIT** for **SANDEEP PANDIT ARCHITECTS** as Architect.

(ii) **AAJ ENGINEERS AND CONSULTANTS PVT. LTD.** as Structural Consultant.

(iii) **SANDEEP PANDIT ARCHITECTS** as MEP Consultant

(iv) **MR. AVINASH DESHMUKH** as Quantity Surveyor.

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2. We have estimated the cost of the Completion to obtain Occupation Certificate / Completion Certificate, of the Civil, MEP and Allied Works, of the building of the project. Our estimate cost calculation is based on the Drawing / Plans made available to us for the project under reference by the Developers and Constants and the Schedule of the items and quantity for the entire work as calculated by **AAJ ENGINEERS AND CONSULTANTS PVT. LTD.** appointed by Developers / Engineers, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
3. We estimate total cost of completion of the building of the aforesaid project under reference as **Rs. .....** (Total of Table A and Table B). the estimated total Cost of project is with reference to the Civil, MEP and allied work required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building from the **NMC, Nagpur** being the Planning Authority under whose Jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is **.....** calculated at (Total of Table A and B) _. The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
5. The Balance cost of Completion of the Civil, MEP and Allied works of the building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from **NMC Nagpur** (planning Authority) is estimated at **Rs. .....** (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below.

**Table A**

**Building –3BHK Apartment**

| Sr. No | Particulars | Amount |
|---|---|---|
| **1** | Total Estimated cost of the building as on _____ Date of registration is | |
| **2** | Cost incurred as on _____ (Based on the Estimated Cost) | |
| **3** | Work Done in Percentage (As per Percentage of the Estimated Cost) | |
| **4** | Balance Cost to be Incurred (Based on Estimated Cost) | |
| **5** | Cost Incurred on Additional / Extra Item as on _____ not included in the Estimate Cost (Annexure A) | |

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**Table B**

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

| Sr. No | Particulars | Amount |
|---|---|---|
| 1 | Total Estimate cost of the Internal and External Development Work including amenities and Facilities in the Layout as on _____ Date of Registration is. | |
| 2 | Cost incurred as on _____ (Based on the Estimated Cost) | |
| 3 | Work Done in Percentage (As per Percentage of the Estimated Cost) | |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) | |
| 5 | Cost Incurred on Additional / Extra Item as on _____ not included in the Estimate Cost (Annexure A) | |

AAJ Engineers and Consultants Pvt. Ltd.
Nagpur

Yours Faithfully

**AAJ ENGINEERS AND CONSULTANTS PVT. LTD.**

**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.