K. P. SHINDE & ASSOCIATES
ENGINEERS & CONTRACTORS
GS-35, Amaj-Jyoti Palace, Dhantoli, Nagpur.
Mob. No. : 9284692410

Ref. No. KPS/14-2023. Date : 30/09/2023

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,
M/s Chimurkar Construction
Prop. Mohan R. Chimurkar
Plot No – A-2, Chitaman Nagar,
Somalwada Wardha Road
Nagpur-440025

Subject : Certificate of Cost Incurred Development of "CHHAYA ENCLAVE-I" having MahaRERA Registration Number- P50500049820 situated on situated on Plot No. 1, Chimurkar Layout Mouza Narsala, Kh. No- 159/2, New Narsala Road Nagpur- 440034 being developed by M/s Chimurkar Construction Proprietor Mohan Ravindra Chimurkar

Sir,

1 We **K.P Shinde** have undertaken assignment of certifying Estimated Cost for **CHHAYA ENCLAVE-I** having MahaRERA Registration Number- **P50500049820** being developed M/s Chimurkar Construction Proprietor Mohan Ravindra Chimurkar

2. We have estimated the cost of Civil, MEP and Allied works, reuired for completion of the apartments and proportionate completion of internal & external work 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 and the Schedule of items and quantity for the entire work as calculated by **K.P. Shinde** quantity Surveyor* appointed by Developer, 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.

K. P. SHINDE
NMRDA/R/2022/APL/00070
NMNMO/R/2019APL/00534
L.S.No. NIT- 3034

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3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at Rs. 26132879/-(Rupees Two Core Sixty One Lakh Thirty Two Thousand Eight Hundred Seventy Nine only) (Total of Table A and B). 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 work as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the building Plotted Development from the **Nagpur Municipal Corporation 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. 22634824.32/- (Rupees Two Core Twenty Six lakh Thirty Four Thousand Eight Hundred Twenty Four Rupees and Thirty Two Paise only) (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input material/ 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 work as per specifications mentioned in agreement of sale of the Project is estimated at Rs. 3498054.68/- (Rupees Thirty Four Lakh Ninety Eight Thousand Fifty Four Rupees and Sixty Eight Paise only) (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 work 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 :

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Table A Building called CHHAYA ENCLAVE-I
(to be prepared separately for each Building of the Real Estate Project)

Sr. No.	Particulars	Amounts
(1)	(2)	(3)
1.	Total Estimated cost of the building Development as on __/__/20__ date of Registration is	Rs 2613279/-
2.	Cost incurred as on date on Certificate	Rs. 2263484.32/-
3.	Work done in Percentage (as Percentage of the estimated cost)	86.61%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3498054.58
5.	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	N.A

Table B
(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
(1)	(2)	(3)
1.	Total Estimated cost of the Internal and External Rs. _____ Development Works including amenities and Facilities in the layout as on _____ date of Registration is	Rs. _____
2.	Cost incurred as on _____(based on the Estimated cost). .	Rs. _____
3.	Work done in Percentage (as Percentage of the estimated cost).	_____%
4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. _____
5.	Cost Incurred on Additional /Extra Items Rs. as on _____ not included in the Estimated Cost (Annexure A).	Rs. _____

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Yours Faithfully,

K. P. SHINDE
NMRDA/R/2022/APL/00070
NMNMO/R/2019APL/00534
L.S.No. NIT- 3034

K.P Shinde And Associates
Signature of Engineer
License No.
NMNMO/R/2019/APL/000534
NMRDA/R/2022/APL/00070
NIT-3034

Agreed and Accepted by:

CHIMURKAR CONSTRUCTION
Proprietor

Signature of Promoter
Name: M/s Chimurkar Construction
Prop. Mohan R. Chimurkar

Note:

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as per specifications 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) may vary from Difference between Total estimated Cost (1) and Actual cost incurred (2) due to deviation in required/ escalation of cost

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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 specifications are indicative and not exhaustive.

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

Annexure A

List of Extra/Additional Items executed with 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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