MAHENDRA S. BHANDARI
B.E. (CIVIL) M.I.E., F.I.V.
CONSULTING ENGINEER • GOVT. REGISTERED • VALUER CHARTERED ENGINEER • PLANNER
Resi. & Office : Plot No. 173, 4th Floor, "Shivprasad Apartment", Shree Nagar, Nagpur - 440015
Mo. : 9922729541 E-mil : mahendrabhandari15@gmail.com

Annexure-B

FROM-2

(See Regulation 3)

ENGINEER'S CERTIFICATE

(To be submitted at the time of Regulation of Ongoing Project and for withdrawal of Money from Designated Account – Project Wise)

Date : 26.11.2022

To,

S.S.R. Developers

Through Partners

1) Shri Satish Laxmanrao Bangirwar
2) Shri. Rajiv Vishwanath Nilawar
3) Shri Shailendra Prakashrao Daulatkar

T-6, 3rd Floor, N.K.Y Tower, Ajni Square , Wardha Road,

Nagpur – 440 015

Subject : Certificate of Cost Incurred for Development of Layout / Project to be known as <UNIQUE PARK-4> on Land bearing Survey No. 33/2, P.H.No 12 , Mouza: Gotal Panjari , , Tah: Nagpur (Gramin) , Dist : Nagpur , Net Total Land area after deduction admeasuring 15002.28 sq.m. , Plotable area admeasuring 10151.47sq.m. , having MahaRERA Registration Number ---------- (Only Applicable after project Registration) being developed by

S.S.R. Developers

Nagpur.

Sir,

I. We Mahendra S Bhandari have undertaken assignment of certifying Estimated Cost for Development of Layout / Project to be known as < UNIQUE PARK-4> on Land bearing Survey No. 33/2 , Mouza: Gotal Panjari, Tah: Nagpur (Gramin) , Dist : Nagpur , Net Total Land area after deduction admeasuring 15002.28 sq.m. , Plotable area admeasuring 10151.47sq.m. , having

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Chartered Engr., Planner & Consulting Engr.
Govt. Registered Valuer CAT-I-101 of 2009
NMC/L-496, N.I.T./L-2187, M-135774-3, F:18383
Cell No.: 9922729541, 9921546726
Ph. No.: 9370928960

MahaRERA Registration Number ---------- (Only Applicable after project Registration) being developed by

S.S.R. Developers

Nagpur.

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 per specifications mentioned in agreement of sale, Our estimated cost calculation are based on the drawings/plan made available to us for the project under reference by the Developer / Consultants. The Schedule of items and quantity required for the entire wok as calculated by – Shri Shailendra Tirpude 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 analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at Rs. 1,63,91,000/- (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 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 Buildng(s) / Wing(s) / Layout / Plotted Development form the N.M.R.D.A. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated as 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 dale, of the Project is estimated at Rs. 1,63,91,000/- (Total of Table A and B).

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6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate 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 / Layout / Plotted Development bearing Number Project to be known as <UNIQUE PARK-4> on Land bearing Survey No. 33/2, P.H.No.42 , Mouza: Gotal Panjari , , Tah: Nagpur (Gramin) , Dist : Nagpur (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	N.A.
2.	Cost incurred as on date of certificate	N.A.
3.	Work done in Percentage (as Percentage of the estimated cost)	N.A.
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	N.A.
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	N.A.

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 date of Registration is	Rs. 1,63,91,000/-
2.	Cost incurred as on date of certificate	Rs. 0.00
3.	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 1,63,91,000/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	--

Yours Faithfully,

MAHENDRA S BHANDARI

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[Not Less than Bachelor's Degree Holder or equivalent as per Section 2(u) of the Act]

Local Authority license no. ---------- (if applicable)

Agreed and Accepted by :

Signature of Promoter SSR DEVELOPERS

Name : PARTNER - Shailendra P. Daulatkar

Date : Date 26/11/2022

Note :

1. The scope of work is to complete Registered Real Estate Project as per drawing approved from time to time and as per 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 appointed by Developer, the same 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 very 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 deviation / qualification, Example: Any deviation in input material used from specification 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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