FORM-2
ENGINEER'S CERTIFICATE

Date: 06/02/2024

To

ARMORS DEVELOPERS PVT LIMITED (PAN: AAIFA6446N),

Flat No. 590, Nava Niketan

Near Swastik High School

Nagpur

Subject: Certificate of Percentage of Completion of Construction Work of Building for the period 01.07.2023 to 30.09.2023

ARMORS ESTATE [MahaRERA Registration no**. P50500051030] situated on the Plot bearing For 119 Plot at K H. SURVEY NO 136/A & 136/B at Ranala, Kamptee, Nagpur, 441002, admeasuring 43234 sq.mts. area being developed by ARMORS DEVELOPERS PVT LIMITED.**

Ref: MahaRERA Registration Number (P50500051030)

Sir,

We have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Residential Building situated on the land bearing **119 Plot at K H. SURVEY NO 136/A & 136/B at Ranala, Kamptee, Nagpur, 441002, admeasuring 43234 sq.mts. area being developed by ARMORS DEVELOPERS PVT LIMITED.**

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

   (i) **Kiran Purohit** as L.S/Architect,

   (ii) **Dhananjay Khasak** as Structural Consultant

   (iii) **Roshan Khobragade** as Quantity Surveyor

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(s) of the project. 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 me as a quantity Surveyor appointed by Developer, and the assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs 21,93,89,017/-** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate/completion certificate for the building(s) from the NMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred for the period 01.07.2023 to 30.09.2023 is calculated at **Rs 4,34,96,400/-** (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 **NMRDA** planning Authority) is estimated at **Rs 17,58,92,617/-** (Total of Table A and B).

6. I certify that the Cost of the Civil 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 called: **ARMORS ESTATE**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration i.e., 22/05/2023 is	Rs. 21,93,89,017/-
2	Cost incurred as on 01.07.2023 to 30.09.2023 (based on the Estimated cost)	Rs. 4,34,96,400/-
3	Work done in Percentage (as Percentage of the estimated cost)	19.83%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 17,58,92,617/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. –NIL-

TABLE B

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works, including amenities and Facilities in the layout as on 22/05/2023 date of Registration	21,93,89,017/-
2	Cost incurred as on 01.07.2023 to 30.09.2023 (based on the Estimated cost)	4,34,96,400/-
3	Work done in Percentage as on 01.07.2023 to 30.09.2023 (as Percentage of the estimated cost)	19.83%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 17,58,92,617/-
5	Cost Incurred on Additional /Extra Items as on 01.07.2023 to 30.09.2023 not included in the Estimated Cost (Annexure A)	-NIL-

Yours Faithfully

PANKAJ LANDGE
N.I.T.
LIC No.
4167
CIVIL ENGINEER

Signature of Engineer