KOUSTUBH S. KELKAR

B.E. (Civil)

(Civil Engineer)

Plot No. 50, Samarth Nagar(E), Ajni Chowk, Nagpur-440015

Mob. No. 9371274303

FORM-2

(ENGINEER'S CERTIFICATE)

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from the designated Bank Account-Project Wise)

To,
Mr Narendra Dharnidharji Gandhi Proprietor:- M/S. Gandhi Builders & Developers,
Plot No.1, Khamla,
Nagpur

Subject:- Certificate for Cost incurred for Development **Tulsi Sahaniwas** (MahaRERA Regn. Number **P50500051527)** being developed by Mr Narendra Dharnidharji Gandhi Proprietor:- M/S. Gandhi Builders & Developers

Sir

1. I, Koustubh Kelkar,have undertaken assignment of certifying estimated cost for **Tulsi Sahaniwas** (MahaRERA Regn. Number **P50500051527)** being developed by Mr Narendra Dharnidharji Gandhi Proprietor:- M/S. Gandhi Builders & Developers
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 calculations are based on the drawings /plans made available to us for the project under reference by the Developer. The Schedule of items and quantity required for the entire work as calculated by 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 / confirms the above analysis given to us.
3. We estimate Total estimated Cost of completion of the aforesaid project under reference at is **Rs 25,63,12,000/-(Rupees Twenty Five Crore Sixty Three Lac Twelve Thousand only)** (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 Building from the Nagpur Improvement Trust being the Planning Authority under whose jurisdiction the aforesaid project is being implemented
4. The Estimated Cost Incurred till date is calculated at **Rs4,27,00,000/- (Rupees Four Crore Twenty Seven Lac only)** (Total of Table A & 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 21,36,12,000/- (Rupees Twenty One Crore Thirty Six lacs Twelve Thousand 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 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 & Table B below.

Table A

Building called as **Tulsi Sahaniwas** (MahaRERA Regn. Number **P50500051527)**

Sr.No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Building Development as on date of Registration is	21,01,00,000/-
2.	Cost incurred as on date of certificate	2,87,00,000/-
3.	Work done in Percentage (as Percentage of the Estimated cost)	13.66%
4.	Balance Cost to be incurred **(Based on Estimated Cost)	18,14,00,000/-
5.	Cost incurred on Additional/Extra items not included in the Estimated Cost (Table-C)	-

Table B

Internal and External Development Works in Respect of the Registered Phase

Sr.No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Internal & External Development Works including Amenities & Facilities in the layout as on date of Registration is	4,62,12,000/-
2.	Cost incurred as on date of certificate	1,40,00,000/-
3.	Work done in Percentage (as Percentage of the Estimated cost)	30.29%
4.	Balance Cost to be incurred **(Based on Estimated Cost)	3,22,12,000/-
5.	Cost incurred on Additional/Extra items not included in the Estimated Cost (Table-C)	-

Yours Faithfully
Mr. Koustubh Kelkar

B.E., Civil
Signature
KOUSTUBH KELKAR
Agreed and accepted by

Narendra Gandhi

Proprietor
(Gandhi Builders & Developers)

Signature of Promoter

Name:-Mr Narendra Dharnidharji Gandhi Proprietor Gandhi Builders & Developers

Date:- 31/12/2023

Note:-

1.The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and 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 estimatedCost(1)andActualCostincurred(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 component of work with specifications are indicative and exhaustive.