ASPECT DESIGN

308, IMPERAL PLAZA NEAR ANAND THEATER, HANUMAN LANE,
SITABULDI, NAGPUR.

Consulting Architect, planar & Interior Designer *

Ref.

Date :- 10.10.2023

Annexure -B

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. Anandraj Developers,
Through Partner
Smt. Jaishree Rajendra Jaiswal &
Shri. Karan Rajendra Jaiswal,
Anand palace 1 shop no. 4,
Plot no. 234, Nandanwan
Nagpur - 440009.

Subject:- Certificate of Cost Incurred for Development of Building "**GLORY**" Building (G+5) of the Project (MahaRERA Registration Number **P50500051253**) situated on the Plot no. 13/A, NMC House no. 284/4, mouza- Jattarodi, C.T.S. no. 897/3, sheet no. 3, circle no. 2, Div. no. 1, situated at Wanjari layout, Wanjari Nagar, ward no. 10, Nagpur, Tah.-Nagpur , Dist.-Nagpur demarcated by its boundaries **(Plot no. 14) to the North; (Plot no. 13B) to the South; (9.14 Mt. wide road) to the East; (Conservancy Lane) to the West**; Division NAGPUR, village Nagpur, Taluka Nagpur , District NAGPUR, Pin 440003 admeasuring **480.00 sq.mts.** area being developed by **M/s. Anandraj Developers, Through Partner - Smt. Jaishree Rajendra Jaiswal & Shri. Karan Rajendra Jaiswal.**

Sir,

I/We **ASPECT DESIGN** have undertaken assignment of certifying Estimated cost of building "**GLORY**" (G+5) of Building of the Project (MahaRERA Registration Number **P50500051253**) situated on the Plot no. 13/A, NMC House no. 284/4, mouza- Jattarodi, C.T.S. no. 897/3, sheet no. 3, circle no. 2, Div. no. 1, situated at Wanjari layout, Wanjari Nagar, ward no. 10, Nagpur, Tah.-Nagpur , Dist.-Nagpur demarcated by its boundaries **(Plot no. 14) to the North; (Plot no. 13B) to the South; (9.14 Mt. wide road) to the East; (Conservancy Lane) to the West**; Division NAGPUR, village Nagpur, Taluka Nagpur , District NAGPUR, Pin 440003 admeasuring **480.00 sq.mts.** area being developed by **M/s. Anandraj Developers, Through Partner - Smt. Jaishree Rajendra Jaiswal & Shri. Karan Rajendra Jaiswal.**

ASPECT DESIGN
B. P. GOHAR
Consulting Architect & Engineer
N.M.R.D.A. LS.No.341, N.I.T. LS.No.886,
N.M.C. LS.No.390, A.D.T.P. LS.No.1561/2017
308, Imperial Plaza, Anand Talkies Sq.,
Sitabuldi, Nagpur-12. (M) 9665543417

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 Developers /Consultants. 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/confirm the above analysis given to us.
3. We estimate Total Estimated Cost of completion of the aforesaid project under reference as **Rs. 3,75,00,000 /-** (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 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(s)/Wing(s)/Layout/Plotted Development from the **Assistant Director, Town Planning, 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. 2,45,00,000/-** Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base 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. 1,05,00,000 /-** (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 and B below :



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TABLE -A

Building/Wing/Layout/Plotted Development bearing called "**GLORY**" Building

(to be prepared separately for each Building /Wing/Layout/Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amounts (In Rs.)
1.	Total Estimated cost of the building /wing/ Layout/Plotted Development as on date of Registration is	**Rs. 3,50,00,000_ /-**
2.	Cost incurred as on date of certificate	**Rs. 2,45,00,000/-**
3.	Work done in percentage(as percentage of the Estimated	**70%**
4.	Balance Cost to be Incurred (based on the Estimated cost)	**Rs. 1,05,00,000 /-**
5.	Cost incurred on Additional/ Extra items not included in the Estimated Cost (Table-C)	**Rs. –nil--**

TABLE -B

(Internal & external Development Works in Respect of the Registered Phase)

Sr. No.	Particulars	Amounts (In Rs.)
1.	Total Estimated cost of the Internal and External Development work including Amenities and Facilities in the layout as on date of Registration is	**Rs. 25,00,000 /-**
2.	Cost incurred as on date of certificate	**Rs. –nil--**
3.	Work done in percentage(as percentage of the Estimated cost)	**0%**
4.	Balance Cost to be Incurred (based on the Estimated cost)	**Rs. 25,00,000 /-**
5.	Cost incurred on Additional/ Extra items not included in the Estimated Cost (Table-C)	**Rs. –nil--**

Yours Faithfully,

Signature:
For ASPECT DESIGN,
Place : Nagpur.
(Not less than Bachelor's Degree Holder or equivalent as per Section 2(u) of the act)
Local Authority License no. _____(if applicable).

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Agreed and Accepted by:

Signature of Promoter

Name: **M/s. Anandraj Developers,**
Through Partner - Smt. Jaishree Rajendra Jaiswal &
Shri. Karan Rajendra Jaiswal.

Date: **10-10-2023.**

Note –

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specification mentioned in agreement of sale.
2. (*)Quantity survey can be done by office of Engineer or can be done by an independent quantity survey, whose certificate of quantity calculated can be relied upon by the Engineer. In case of Independent quality 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 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/qualifications. Example : Any deviations 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.	--Nill--	--Nill--
2.	--Nill--	--Nill--

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