Pradip S. Kulkarni

(B.E. Civil Engg.)
Consulting Engineer & Contractor

Mob. 9822712638

ADDRESS : RUGVED APPARTMENT, BESA CHOWK, NAGPUR

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for Withdrawal of Money from Designated Account- Project Wise)

Date: 30/09/2023

To,

The Ashish Ramraoji Bobade & Satish Gunwant Khangan (Name & Address of Promoter)
Plot no 6 , Ramkrushna Nagar , Ajni ,Wardha Road ,Nagpur - 440016

Subject: Certificate of Cost Incurred for Development of < RAM NAGAR-IV> having MahaRERA Registration Number P50500052398 (Only Applicable after Project Registration) being developed by [Ashish Ramraoji Bobade & Satish Gunwant Khangan**]**

Sir,
I/We PRADIP KULKARNI have undertaken assignment of certifying Estimated Cost for <RAM NAGAR-IV> Having MahaRERA Registration Number P50500052398 (Only Applicable after Registration being developed by Ashish Ramraoji Bobade & Satish Gunwant Khangan

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 is based on the Drawings/Plans made available to us for the project under reference by the Developer and Consultants. The Schedule of items and quantity required for the entire work as calculated by _____Quantity Surveyor* appointed by Developer/Engineer, 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.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference as **Rs. 1,06,00,000/-** (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 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(s) /Wing(s) / Layout / Plotted Development From the

NMRDA being the Planning Authority under Whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 35,40,000/-** (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 the completion of the apartments and proportionate internal & external work, as per specifications mentioned is agreement of sale, of the project is estimated at **Rs. 70,60,000/-** (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.

TABLE –A

Building/Wing / Layout / Plotted Development bearing Number 47 Or Called_____

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

Sr No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing / Layout / Plotted Development as on date of Registration is	1,06,00,000/-
2.	Cost Incurred as on date of Certificate	35,40,000/-
3.	Work done in Percentage(as Percentage of the estimate cost)	33.34%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	70,60,000/-
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table -C)	

TABLE – B

Internal & External Development Works in Respect of the Registration Phase

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Work including amenities and Facilities in the layout as on 21/08/2023 date of Registration is	**NIL**
2.	Cost Incurred as on _____ date of certificate	**NIL**
3.	Work done in Percentage (as percentage of the estimated cost)	**NIL**
4.	Balance Cost to be Incurred (Based on Estimated Cost)	**NIL**
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	

Pradip S. Kulkarni
B.E Civil

Yours faithfully

Signature and Name (PRADIP KULKARNI) With Stamp of Engineer

[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 :

ASHISH BOBADE

SATISH KHANGAN

Pramoter / Auth Sign

Signature Of Promoter

Pramoter / Auth. Sign.

Name : ASHISH BOBADE & SATISH KHANGAN

Date : 30/09/2023

Note:

1. The scope of the 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 appointment by developer, the name has to be mentioned at the placed 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 Different between Total Estimate 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 deviation in input material used from specifications in agreement of sale.

Table C

List of Extra / Additional / Deleted Items considered in Cost

(which were not part of the original Estimate Total Cost)

Sr. No.	List of Extra/Additional/Deleted Items	Amount (In Rs.)
1.		
2.		