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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)

Date07/08/2023

To,

The KMC REALTORS
Plot No.3, Mahesh Nagar,
Shanti Nagar,
Nagpur-440002

Subject : Certificate of Cost Incurred for Development of **"VIDHAYAM RESIDENCY" Plot No 210/5 and 210/4 Kh No 2-3/1 and 2-3/4 CTS No. 1 Sheet No 463/13** having MahaRERA Registration Number _____ (Only Applicable after Project Registration) being developed by **M/s KMC REALTORS (PARTNERSHOP FIRM)**

Sir,

1. I/We **FaroghHasan**have undertaken assignment of certifying Estimated Cost for **"VIDHAYAM RESIDENCY"**havingMahaRERA Registration Number_____ (Only Applicable after Project Registration being developed by **M/s KMC REALTORS (PARTNERSHOP FIRM)**

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 _____ 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.

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3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 16,51,52,135.00**(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 **Nagpur Municipal Corporation, NMC Nagpur**being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. 4. The Estimated Cost Incurred till date is calculated at Rs. **6,77,32,457.00**(Total of Table A and B)_. The amount of Estimated Cost Incurred is calculated on the base 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 completion of the apartment and proportionate completion of internal & external works, as per specification mentioned in agreement of sale, of the project is estimated at Rs. **9,74,19,678.00**(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 specification 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_____ or called**"VIDHAYAM RESIDENCY"**

(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 07/08/2023 date of Registration is	16,51,52,135.00
2	Cost incurred as on date of Certificate.	6,77,32,457.00
3	Work done in Percentage (as Percentage of the estimated cost)	41.01%
4	Balance Cost to be Incurred ** (Based on Estimated Cost)	9,74,19,678.00



5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	8,30,000.00

TABLE B

Internal & External Development Works in Respect of the Registered Phase

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development t Works including amenities and Facilities in the layout as on _____ 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)	Nil

Yours Faithfully

Signature & Name (IN BLOCK LETTER) with Stamp of Engineer
(Not Less than Bachelor's Degree Holder or equivalent as per Section 2 (u) of the Act})
Local Authority licence No.....(if applicable)

Agreed to & Accepted by :

M.M.C REALTOR
Partner

Signature of Promoter

Name : MOHMMED ALTAF MOHMMED FAROOQUE

Date : 07/08/23

*** Note**

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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 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 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.

5. All components of work with specifications are indicative and not exhaustive.

6. Please Specify if there are any deviations/qualifications. 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	Amounts (In Rs.)
1		
2		

Q3 Constructions Pvt. Ltd.