(O) : 8087773740

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E-Mail : rajeshdadhe@gmail.com

RAJESH DADHE

CONSULTANT ENGINEER

Form – 2

[See Regulation 3]

Engineer's Certificate

Date: - 03-01-2025

To,

The RAJU PRALHDRAO KALBANDE PROP. OF **KRUPA INFRAPROJECTS AND SERVICES,** Plot No. 23, Adarsh Nagar, Ring Road, Nagpur – 440009.

Subject: Certificate of Cost incurred for Development of **GURUKUNJ**having MahaRERA Registration Number P505000053869 (Only Applicable after project Registration) being developed by **RAJU PRALHDRAO KALBANDE**.

Sir,

1.I/We ____ have undertaken assignment of certifying Estimated cost for **GURUKUNJ** having MahaRERA Registration Number P505000053869 (Only Applicable after project Registration) being developed by [Promoter's Name].

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/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 the 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 at Rs____ (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 of the project as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the Buildings/ Wings/Layout/Plotted Development from

Table – A

Layout/Building/Wing Number (to be prepared separately for each Layout/Building/Wing of the Project)

Sr No.	Tasks / Activity	Percentage of Actual Work Done (As on Date Certificate)
1	2	3
1	Excavation	100 %
2	Basement (if any)	N.A.
3	Podiums (if any)	N.A.
4	Plinth	100 %
5	Stilt Floor	100 %
6	Slabs of Super Structure	100 %
7	Internal Walls, Internal Plaster, Floorings, Doors and windows within Flats /Premises	90 %
8	Sanitary Fittings within the Flat/Premises	50 %
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and underground Water Tanks	75 % 100%
10	External Plumbings and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	75 % 100%
11	Installation of Lifts, water pumps, Fire Fighting and anEquipment as per CFO NOC, Electrical fittings, mechanical equipment, compliance to conditions of environmental/ CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of arrears appurtenant to Building/Wing. Compound wall and all other requirements as may be required to complete projects as per specifications in agreement of Sale. any other activities.	75 %

TABLE –B

Common Areas (Internal and External Development Works) in respect of the Registered Phase/ Project Number

Sr No.	Common areas and Facilities	Proposed (Yes/No)	Percentage of Actual Work Done (as on date of the Certificate)	Details
1	2	3	4	5
1	Internal Roads & Footpaths	NO	N.A.	

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 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 deviations 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 of Total Cost)

Sr. No.	List of Extra/Additional/Deleted Items	Amount
1.	Building plan approval demand and fire NOC charges.	Rs. 65,00,000/-
2.		

2	Water Supply	NO	N.A.	
3	Sewerage (Chamber, lines, Septik Tank, STP).	YES	25%	
4	Storm Water Drains	NO	N.A.	
5	Landscaping & tree Planting	YES	0%	
6	Street Lighting	NO	N.A.	
7	Community Building	NO	N.A.	
8	Treatment and disposal of sewage and sullage water.	NO	N.A.	
9	Solid waste management & Disposal	NO	N.A.	
10	water cinservation / Rain water harvesting	YES	0%	
11	Energy management	NO	N.A.	
12	Fire protection and fire safety requirements	YES	0%	
13	Electric meteer room, sub-station, receiving station.	YES	0%	
14	Other (Optio to Add more)	N.A.	N.A.	

Yours Faithfully,

Signature & Name (IN BLOCK LETTER) of L.S/ Architect

(License No. S23)

RAJESH S. DADHE
B.E. (CIVIL)
LICENSED ENGINEER & DESIGNER
Reg.No.-PE/01307/16 N.I.T.L.S.No.-523
STATE L.S.No.-STATE/R/2023/APL/06789
N.M.C. L.S. NO.- NMCR / R /2018 / APL / 00327
N . M . R . D . A . L . S . N O . - 3 7 0
First floor (106) Ram Apartment, Near Sangam
Carnival Cinema, Nagpur - 440009
Mobile - 9822228189 8087773740

Agreed and Accepted by:

Signature of Promoter Kalbande

Name:**RAJU PRALHDRAO KALBANDE**
Date : 02/01/2025