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 Bank Account)

For the Quarter of January To March 2024

Date: 02/04/2024

To,
The Orange City Realtors,
Block No. 09, Ghatate Chamber,
Near Care Hospital,
Ramdaspeth, Nagpur – 12

Subject: Certificate of Cost Incurred for Development of **Orange City Gold** having MahaRERA Registration Number **P50500053992** being Developed by **The Orange City Realtors.**

Sir,

1 I, **Kundan Ghabhane** have undertaken assignment of Certifying Estimated Cost for **Orange City Gold** having MahaRERA Registration Number **P50500053992** being Developed by **The Orange City Realtors.**

2 We have estimated the cost of Civil, MEP and Allied Works required for completion of the apartments & proportionate completion of internal & external works of the Project as per the specifications mentioned in the 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 & Quantity required for the entire work as calculated by **Mr. Kundan S Ghabhane** Quantity Surveyor* appointed by the Developer/Engineer, the assumption of the cost of material, labour & 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 mentioned under reference at ₹ 1,82,46,200.56 (Total of Table A & B) at the time of Registration. The estimated Total Cost of of Project is with reference to the Civil, MEP & Allied Works completion of the apartments & proportionate completion of internal & external works, as per the specifications mentioned Agreement of Sale & for the Building(s) / Wing(s) / Layout / Plotted Development from the NMRDA being the Planning for purpose of obtaining Occupation Certificate / Completion Certificate for in the Authority under whose jurisdiction the aforesaid Project is being implemented.

4 The Estimated Cost incurred till date is calculates to ₹ 1,52,33,420.00 (Total of Table A & B). The Amount of Estimated Cost Incurred is calculated on the basis of input materials / services used & unit cost of these items.

5 The Balance Cost of completion of the Civil, MEP & Allied Works for completion of Apartments & proportionate completion of internal & external works, as per specifications mentioned in Agreement of Sale, of the aforesaid Project is estimated at ₹ 30,12,780.56 (Total of Table A & B).

6 I Certify that the cost of Civil, MEP & Allied Work for apartments & proportionate internal & external works, as per the specifications mentioned in Agreement of Sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A & B below:

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TABLE – A

Building / Wing / Layout / Plotted Development bearing Number _____ or called _____ (to be prepared separately of each Building / Wing / Layout / Plotted Development of the Real Estate Project)

S. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of Building / Wing / Layout / Plotted Development as on date of Registration is	
2	Cost incurred as on date of Certificate	
3	Work Done in Percentage (as Percentage of Estimated Cost)	
4	Balance Cost to be incurred ** ((based on Estimated Cost)	NA
5	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	

Note : Not applicable in case of Projects in Plotted Development and Sale of Land

TABLE – B

Internal & External Development Works in respect of Registered Phase

S. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of Internal & External Development Works including amenities & facilities in the Layout as on date	₹ 1,82,46,200.56
2	Cost incurred as on date of Certificate	₹ 1,52,33,420.00
3	Work Done in Percentage	83.49%
4	Balance Cost to be incurred	₹ 30,12,780.56
5	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	NIL

Yours faithfully,

Kundan S. Gabhane
Civil Engineer

Mr. Kundan S Ghabhane
[Not less than Bachelor's Degree Holder or equivalent as per Section 2(u) of the Act]

Local Authority License Number (if applicable)

ORANGE CITY REALTORS

Agreed & Accepted by

AUTHORISED SIGN.

Signature of Promoter
Name: Orange City Realtors
Through Proprietor Mr. Vishal Premlal Bawistale
Date: 02/04/2024

Note:

1.The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time as per specifications mentioned in the Agreement to Sale.

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