Soham Consortium

Office Address: 85 Darshan Colony Nandanvan Nagpur – 440009
Email: **sohamconsortium@gmail.com**
Contact No: **9850777336**

Annexure – B

FORM – 2

[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted for Withdrawal of Money from Designated Bank Account)
For the period beginning from 21/10/2024 to 31/12/2024

Date: 31/12/2024

To,

M/s. Planwise Structures and Space Pvt. Ltd.,
E-2, Rambagh Apartment, Opp. Tajashree Honda,
Vivekanand Nagar,
Nagpur – 440015.

Subject: Certificate of Cost Incurred for development of **PLANWISE SAPPHIRE** having MahaRERA Registration Number **P50500077663** being developed by **Planwise Structures and Space Pvt. Ltd.**

Sir,

1. We, Er. Prajakta S. Akhare, Soham Consortium, Nagpur have undertaken assignment of Certifying Estimated Cost for **PLANWISE SAPPHIRE** having MahaRERA Registration Number **P50500077663** being developed **Planwise Structures and Space Pvt. Ltd.**

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 Soham Consortium Quantity Surveyor* appointed by the

Developer/Engineer, the assumption of the cost of material, labor & 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 Rs. 76090980.00 (Total of Table A & B) at the time of Registration. The estimated Total Cost 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 in the Agreement of Sale & for the purpose of obtaining Occupation Certificate / Completion Certificate for the Building(s) / Wing(s) / Layout / Plotted Development from the Nagpur Improvement Trust (NIT) being the Planning Authority under whose jurisdiction the aforesaid Project is being implemented.

4. The Estimated Cost incurred till date is calculates to Rs. 1,08,07,078.60 (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 Rs. 6,52,83,901.40 (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:

TABLE – A

Building / Wing bearing Number PS0500077663 or called PLANWISE SAPPHIRE (to be prepared separately of each Building / Wing / Layout of the Real Estate Project)

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of Building / Wing / Layout / Plotted Development as on date of Registration is	7,25,45,230.00
2	Cost incurred as on date of Certificate	1,08,07,078.60
3	Work Done in Percentage (as Percentage of Estimated Cost)	14.90%
4	Balance Cost to be incurred ** (based on Estimated Cost)	6,17,38,151.40
5	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	-

TABLE – B

Internal & External Development Works in respect of Registered Phase

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of Internal & External Development Works including amenities & facilities in the Layout as on date	35,45,750.00
2	Cost incurred as on date of Certificate	-
3	Work Done in Percentage	0.00%
4	Balance Cost to be incurred	35,45,750.00
5	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	-

Yours faithfully,

ER. PRAJAKTA AKHARE
M. Tech (Structural Engg.), B.E. (Civil Engg.),
MIE Chartered Engineer [INDIA]-M-1786193

Er. Prajakta S. Akhare
Soham Consortium
[Not less than Bachelor's Degree Holder or equivalent as per Section 2(u) of the Act]
Local Authority License Number (if applicable)

Agreed & Accepted by:

Signature of Promoter
M/s. Planwise Structures and Space Pvt. Ltd.,
Date: 31/12/2024

TABLE – C

List of Extra / Additional / Deleted Items considered in the Cost
(Which were not parts of the original Estimate of Total Cost)

S. No.	List of Extra / Additional / Deleted Items	Amount (in Rs.)
1	NIL	
2		