



## छत्तीसगढ़ भू-संपदा विनियामक प्राधिकरण (रेरा)

शास्त्री चौक, रायपुर (छ0ग0) – 492001

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क्रमांक / 96 / रेरा / 2023 / 081

रायपुर, दिनांक 05/01/2024

// परिपत्र //

विषय :- इंजीनियर प्रमाण पत्र (एनेक्चर-4) के तालिका में लागत रुपये के स्थान पर लाख रुपये में दर्शाने बाबत।

संदर्भ :- प्राधिकरण द्वारा जारी परिपत्र क्रमांक-15/पंजी/रेरा/2018/365, दिनांक 28.07.2018।

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प्राधिकरण द्वारा आदेश क्रमांक-1089, दिनांक 16.08.2023 के माध्यम से गठित विभिन्न हितधारकों (stakeholders) की संयुक्त समिति द्वारा प्रस्तुत सुझावों के माध्यम से प्राधिकरण के संज्ञान में यह तथ्य आया है कि संदर्भित परिपत्र क्रमांक-15 के परिपालन में प्रमोटर्स द्वारा इंजीनियर प्रमाण पत्र (एनेक्चर-4) के दस्तावेज में प्रमाण पत्र की तालिका-A, B, C में प्रोजेक्ट की लागत को "रुपये" में दर्शाया जाता है; जबकि एनेक्चर-5 में सी.ए. द्वारा जारी प्रमाण पत्र में "लाख" "रुपये" में दर्शाया जाता है। इससे प्रोजेक्ट्स की लागत संबंधी ऑनलाईन अपडेट की गई जानकारी में रूपांतरण की त्रुटि (conversion mistake) के परिणामस्वरूप त्रुटिपूर्ण डाटा परिलक्षित होता है। अतः इस संबंध में समिति द्वारा प्रस्तुत सुझावों से सहमत होते हुये भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा-37 में प्रदत्त शक्तियों प्रयोग करते हुए, निम्नानुसार निर्देश जारी किए जाते हैं :-

- प्रमोटर्स को इंजीनियर प्रमाण पत्र (एनेक्चर-4) में भी लागत राशि को "लाख" "रुपये" में दर्शाना होगा। इस हेतु संशोधित एनेक्चर-4 प्रारूप संलग्न है।

(माननीय प्राधिकरण द्वारा अनुमोदित)

रजिस्ट्रार

छत्तीसगढ़ भू-संपदा विनियामक प्राधिकरण  
रायपुर

**ENGINEER'S CERTIFICATE**

(To be submitted at the time of Registration and quarter update of the Project)  
(for the period till \_\_\_\_\_)

Certificate No. \_\_\_\_\_

To,

The \_\_\_\_\_ (Name &amp; Address of Promoter),

Subject: Certificate of Cost Incurred for Development of \_\_\_\_\_ (Project Name)

Ref: CGRERA Project Registration No. \_\_\_\_\_

Sir,

I/ We \_\_\_\_\_ have undertaken assignment for certifying estimated cost of the \_\_\_\_\_ Project, situated at Village \_\_\_\_\_ Tehsil \_\_\_\_\_ District \_\_\_\_\_; admeasuring \_\_\_\_\_ sq.mtr. area. being developed by \_\_\_\_\_ (Promoter Name).

1. Following technical professionals have been appointed by the Promoter :-
  - (i) M/s /Shri/Smt \_\_\_\_\_ as Land Surveyor/Architect;
  - (ii) M/s /Shri / Smt \_\_\_\_\_ as Structural Consultant;
  - (iii) M/s /Shri / Smt \_\_\_\_\_ as Mechanical, Electrical, Plumbing Consultant;
  - (iv) M/s /Shri / Smt \_\_\_\_\_ as Quantity Surveyor\*
2. I have estimated the cost of the project for completion, to obtain Occupation Certificate/ Completion Certificate. My estimated cost calculations are based on the Drawings/plans made available to me for the project by the Promoter and the Schedule of items and quantity for the entire work as calculated by me and the site inspection carried out by me.
3. I certify that the Cost of the Civil, Mechanical, Electrical, Plumbing and allied works for the aforesaid Project, as completed on the date of this certificate is as given in **Table-A** and **Table-B** below:

Certificate No. \_\_\_\_\_

Date of Issue: \_\_\_\_\_

Page No. \_\_\_\_\_



**TABLE-A :- Apartments/Buildings Construction (Excluding Cost of land)**

Sr. No	Particulars	Amounts (In lakhs)
(i)	(ii)	(iii)
1	Total Estimated cost	Rs. _____ /-
2	Cost incurred as on _____ (based on the Estimated items )	Rs. _____ /-
3	If Cost Incurred for items other than Estimated items	Rs. _____ /-
4	Balance Cost to be Incurred (Based on Estimated items) [A(1)(iii)-(A(2)(iii)+A(3)(iii)]	Rs. _____ /-
5	Work done in Percentage [A(2)(iii)+A(3)(iii)/A(1)(iii)]x100 (as Percentage of the estimated cost )	Rs. _____ /-

**TABLE-B:- External Development(Excluding Cost of land)**

Sr. No	Particulars	Amounts (In lakhs)
(I)	(II)	(III)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date	Rs. _____ /-
2	Cost incurred as on _____ (based on the Estimated items )	Rs. _____ /-
3	If Cost Incurred for items other than Estimated items	Rs. _____ /-
4	Balance Cost to be Incurred (Based on Estimated items) [B(1)(iii) - (B(2)(iii)+B(3)(iii)]	Rs. _____ /-
5	Work done in Percentage [B(2)(iii)+B(3)(iii) /B(1)(iii)]x100 (as Percentage of the estimated cost)	Rs. _____ /-

**TABLE-C(Overall Estimated Cost/Incurred)**

Sr. no.	Particular	Amount (In lakhs)
(i)	(ii)	(iii)
1	Total Estimated Cost, [Table A(1)(iii)+Table B(1) (iii)]	Rs. _____ /-
2	Total Cost Incurred [TableA(2)(iii)+A(3)(iii)+Table B (2)(iii)+Table B(3)(iii)]	Rs. _____ /-
3	Total Work done in Percentage[as per Table][C(2)(iii)/ C(1)(iii)]X 100]	Rs. _____ /-
4	The Balance cost to Complete the Project [Table A(4)(iii)+Table B (4)(iii)]	Rs. _____ /-

Place:

Signature & Name of the Engineer  
(License No.....)  
Certificate No. \_\_\_\_\_

Date of Issue: \_\_\_\_\_

Page No. \_\_\_\_\_



## GUIDANCE NOTE:

- (1) There should be proper agreement between the promoter and the engineer for the supervision of the work.
- (2) The complete details of quantity survey should be maintained and verified by the engineer.
- (3) Quantity survey should be done by office of Engineer.
- (4) The estimated cost includes all labor, material, equipment and machinery required to carry out entire work.
- (5) The Engineer needs to find out the complete quantity of the material received in the site and its utilization in the project.
- (6) The rates of the material to work out the cost may be taken from the purchase bills.
- (7) The Engineer needs to get satisfied about the quantity of the material and the labor cost incurred in the project.
- (8) Engineer needs to keep all the working papers at the time of issue of this certificate.
- (9) The Engineer needs to visit the site, verify the records maintained at the site or any other records which will satisfy for the use of material to the project including the estimated quantity of the material which normally goes in completing the work.
- (10) The Engineer shall be held responsible and accountable for any wrong information in the certificate. The Engineer shall be liable for any penal action under Real Estate (Regulation and Development) Act, 2016 including recommendation to the Competent Authority to initiate necessary disciplinary action including revocation of his/her empanelment with the Competent Authority for issue of wrong certificate.
- (11) All components of work with specifications are indicative and not exhaustive.
- (12) This certificate has to be issued on the letterhead of the Engineer, affixing the stamp of the Engineer, along with Engineer's signature on each page.
- (13) The Engineers should have the qualification as prescribed in the Act.



Date of Issue: \_\_\_\_\_

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