DHIRAJ JAGYASI
Engineer
License No : M-167181-7)
Add: 12, Sadbhavana Nagar, Manewada Ring Road, Nagpur-440027
Email: dhirajjagyasi@gmail.com
Mob:9322236014

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)

Date: 14/07/2025

To
The Fire Arcor Infrastructure Pvt. Ltd.,
120/2, Kothewada,
Nagpur 441122

Subject: Certificate of Cost Incurred for Development of "The Empyrean" for Construction of various buildings as under:

Sr. No.	Name of Building	Phase	MAHA RERA Registration No.	Final Plot No.	Demarcated By				Adme-asuring area (In Sq. Mtr.)
					North	South	East	West	
1	Eternity Villa E-05	Phase – I (GRANDE)	P505000 01342	R-1.6	21°01'13.55", 79°00'20.15"	21°01'12.53", 79°00'20.27"	21°01'13.40", 79°00'21.04"	21°01'13.55", 79°00'20.15"	403.857
2	Eternity Villa E-14	Phase – I (GRANDE)	P505000 01342	R-1.6	21°01'13.69", 79°00'18.69"	21°01'12.62", 79°00'19.37"	21°01'12.87", 79°00'19.44"	21°01'12.90", 79°00'18.40"	757.81
3	Eternity Villa E-19	Phase – I (GRANDE)	P505000 01342	R-1.6	21°01'12.86", 79°00'21.05"	21°01'11.97", 79°00'21.75"	21°01'11.97", 79°00'21.75"	21°01'12.64", 79°00'20.92"	523.05
4	Eternity Villa E-20	Phase – I (GRANDE)	P505000 01342	R-1.6	21°01'13.03", 79°00'20.08"	21°01'12.15", 79°00'20.97"	21°01'12.67", 79°00'20.99"	21°01'12.38", 79°00'20.08"	483.28
5	Eternity Villa E-21	Phase – I (GRANDE)	P505000 01342	R-1.6	21°01'12.97", 79°00'19.50"	21°01'12.27", 79°00'20.16"	21°01'12.76", 79°00'20.31"	21°01'12.46", 79°00'19.13"	435.29
6	Unity Studio Apartment	Phase – I (GRANDE)	P505000 01342	R-1.5	21°01'12.90", 79°00'10.95"	21°01'11.35", 79°00'11.42"	21°01'12.86", 79°00'11.41"	21°01'11.43", 79°00'10.77"	1702.11
7	Daffodil Highs 18-X	Phase – II (VISTA)	P505000 01342	R 2.7	21°00'54.19", 79°00'26.07"	21°00'50.78", 79°00'27.47"	21°00'51.84", 79°00'27.55"	21°00'51.80", 79°00'24.12"	6295.46
8	Daffodil Highs 19-X	Phase – II (VISTA)	P505000 01342	R 2.7	21°00'54.19", 79°00'26.07"	21°00'50.78", 79°00'27.47"	21°00'51.84", 79°00'27.55"	21°00'51.80", 79°00'24.12"	6295.46
9	Daffodil Highs 20-X	Phase – II (VISTA)	P505000 01342	R 2.7	21°00'54.19", 79°00'26.07"	21°00'50.78", 79°00'27.47"	21°00'51.84", 79°00'27.55"	21°00'51.80", 79°00'24.12"	6295.46

Of Division Nagpur village Kotewada taluka Hingna District Nagpur PIN 441122 having MahaRERA Registration Number P50500001342 are being developed by FIRE Arcor Infrastructure Pvt. Ltd.

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Sir,

1. I DHIRAJ JAGYASI have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being as mentioned below :

Sr. No.	Name of Building	Phase	Final Plot No.	Admeasuring area (In Sq. Mtr.)
1	Eternity Villa E-05	Phase – I (GRANDE)	R-1.6	403.857
2	Eternity Villa E-14	Phase – I (GRANDE)	R-1.6	757.81
3	Eternity Villa E-19	Phase – I (GRANDE)	R-1.6	523.05
4	Eternity Villa E-20	Phase – I (GRANDE)	R-1.6	483.28
5	Eternity Villa E-21	Phase – I (GRANDE)	R-1.6	435.29
6	Unity Studio Apartment	Phase – I (GRANDE)	R-1.5	1702.11
7	Daffodil Highs 18-X	Phase – II (VISTA)	R 2.7	6295.46
8	Daffodil Highs 19-X	Phase – II (VISTA)	R 2.7	6295.46
9	Daffodil Highs 20-X	Phase – II (VISTA)	R 2.7	6295.46

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Following technical professionals are appointed by FIRE Arcor Infrastructure Pvt. Ltd.:

Sr. No.	Name of Building	L.S. / Architect	Structural Consultant	MEP Consultant	Quantity Surveyor
1	Eternity Villa E-05	M/s. Choudhary Consultant	M/s. Arun Uttarwar & Associates	M/s. Choudhary Consultant	M/s. Choudhary Consultant
2	Eternity Villa E-14	M/s. Choudhary Consultant	M/s. Arun Uttarwar & Associates	M/s. Choudhary Consultant	M/s. Choudhary Consultant
3	Eternity Villa E-19	M/s. Choudhary Consultant	M/s. Arun Uttarwar & Associates	M/s. Choudhary Consultant	M/s. Choudhary Consultant
4	Eternity Villa E-20	M/s. Choudhary Consultant	M/s. Arun Uttarwar & Associates	M/s. Choudhary Consultant	M/s. Choudhary Consultant
5	Eternity Villa E-21	M/s. Choudhary Consultant	M/s. Arun Uttarwar & Associates	M/s. Choudhary Consultant	M/s. Choudhary Consultant
6	Unity Studio Apartment	M/s. Choudhary Consultant	M/s. P. S. Patankar & Assoc.	M/s. Choudhary Consultant	M/s. Techture Structures Pvt. Ltd.
7	Daffodil Highs 18-X	M/s. Choudhary Consultant	Mrs. Bharti Umekar	M/s. Choudhary Consultant	M/s. Techture Structures Pvt. Ltd.
8	Daffodil Highs 19-X	M/s. Choudhary Consultant	Mrs. Bharti Umekar	M/s. Choudhary Consultant	M/s. Techture Structures Pvt. Ltd.
9	Daffodil Highs 20-X	M/s. Choudhary Consultant	Mrs. Bharti Umekar	M/s. Choudhary Consultant	M/s. Techture Structures Pvt. Ltd.

M-167181-7

2. We have estimated the cost of Civil, MEP and Allied works, required for completion of Apartments and proportionate completion of internal and external works of the Buildings of the project as per specifications mentioned in agreement to sale. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants. The Schedule of items and quantity for the

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entire work as calculated by quantity Surveyor appointed by FIRE Arcor Infrastructure Pvt. Ltd. and the assumption of the cost of material, labour and other inputs made by FIRE Arcor Infrastructure Pvt. Ltd, 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 buildings of the aforesaid project under reference as Rs 45,25,23,790/- (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 District Collector Nagpur being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 25,46,07,340/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works required for completion the Building(s) and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale of the subject project to obtain Occupation Certificate / Completion Certificate from District Collector Nagpur (planning Authority) is estimated at Rs 19,79,16,450/- (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 specifications 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 bearing Number E-05 or called Eternity Villa

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs.61,83,655/-
2	Cost incurred as on 30th June 2025 (based on the Estimated cost)	Rs.61,83,655/-
3	Work done in Percentage (as Percentage of the estimated cost)	100.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. - Nil-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. –Nil-

TABLE A

Building /Wing bearing Number E-14 or called Eternity Villa

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs.61,83,655/-
2	Cost incurred as on 30th June 2025 (based on the Estimated cost)	Rs.61,83,655/-
3	Work done in Percentage (as Percentage of the estimated cost)	100.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. – Nil-
	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. –Nil-

CHARTERED ENGINEER * M-167181-7 * THE INSTITUTION OF ENGINEERS

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TABLE A

Building /Wing bearing Number E-19 or called Eternity Villa

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs.61,83,655/-
2	Cost incurred as on 30th June 2025 (based on the Estimated cost)	Rs.61,83,655/-
3	Work done in Percentage (as Percentage of the estimated cost)	100.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. –NIL-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. –Nil-

TABLE A

Building /Wing bearing Number E-20 or called Eternity Villa

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs.61,83,655/-
2	Cost incurred as on 30th June 2025 (based on the Estimated cost)	Rs.61,83,655/-
3	Work done in Percentage (as Percentage of the estimated cost)	100.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. –Nil-

TABLE A

Building /Wing bearing Number E-21 or called Eternity Villa

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs.61,83,655/-
2	Cost incurred as on 30th June 2025 (based on the Estimated cost)	Rs.61,83,655/-
3	Work done in Percentage (as Percentage of the estimated cost)	100 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. NIL
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. –Nil-

TABLE A

Building bearing Number Unity Studio Apartment

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs.14,02,06,042/-
2	Cost incurred as on 30th June 2025 (based on the Estimated cost)	Rs.12,39,64,140/-
3	Work done in Percentage (as Percentage of the estimated cost)	88.42 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,62,47,902/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. –Nil-

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TABLE A

Building bearing Number 18-X or called Daffodil Highs

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs.7,41,97,775/-
2	Cost incurred as on 30th June 2025 (based on the Estimated cost)	Rs.1,67,606/-
3	Work done in Percentage (as Percentage of the estimated cost)	0.23%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.7,40,30,169/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. –Nil-

TABLE A

Building bearing Number 19-X or called Daffodil Highs

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs.7,61,12,865/-
2	Cost incurred as on 30th June 2025 (based on the Estimated cost)	Rs.1,71,932/-
3	Work done in Percentage (as Percentage of the estimated cost)	0.23%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.7,59,40,933/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. –Nil-

TABLE A

Building bearing Number 20-X or called Daffodil Highs

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs.7,43,12,693/-
2	Cost incurred as on 30th June 2025 (based on the Estimated cost)	Rs.6,43,71,856/-
3	Work done in Percentage (as Percentage of the estimated cost)	86.62%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.99,40,837/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. –Nil-



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TABLE B

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	Rs.5,67,76,140 /-
2	Cost incurred as on 30th June 2025 (based on the Estimated cost)	Rs.3,50,13,531/-
3	Work done in Percentage (as Percentage of the estimated cost)	61.67%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.2,17,62,609/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. -Nil-

Yours Faithfully

DHIRAJ JAGYASI
Engineer License No : M-167181-7)

CHARTERED ENGINEER (IND) M-167181-7 THE INSTITUTION OF ENGINEERS (IND)

Agreed and Accepted by:

Signature of Promoter
Name: FIRE Arcor Infrastructure Pvt. Ltd.
Date: 14.07.2025

ARCOR INFRASTRUCTURE PVT. LTD. Kothewada

*** Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.

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 (5) 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.
4. All components of work with specifications are indicative and not exhaustive.
5. 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.		------ Nil ------
2.		------ Nil ------