Rahul Suresh Yelekar
Address:- Choti Dhantoli,
Mehadia square
Nagpur 440012
Mob:- 9881118861

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 Account - Project Wise)

Date: 04/04/2025

To.

The **Harihar Infrastructure Development Corporation Limited**
G-3, Amar Palace, Panchsheel Square,
Dhantoli, Nagpur – 440 012

Subject: Certificate of Cost Incurred for Development of **Gokulpark Tower No. 1** of the Project **[GOKULPARK]** having MahaRERA Registration Number **P50500006428** being developed by **Harihar Infrastructure Development Corporation Limited**.

ALL THAT piece and parcel of land bearing Survey Number Survey Number 83/1/1 admeasuring 1274.78 Sq. Mtrs., District – Nagpur. The Boundaries are as follows:

On The East	:	Kh. No. 83/1,2
On The West	:	Road
On The North	:	Road,
On The South	:	Plot 2,

Sir,

1. I **Rahul Yelekar** have undertaken assignment of certifying Estimated Cost for **Gokulpark Tower No. 1** of the Project **[GOKULPARK]** having MahaRERA Registration **P50500006428** being developed by **Harihar Infrastructure Development Corporation Limited.**

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 /

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Consultants. The Schedule of items and quantity required for the entire work as calculated by **Rahul Yelekar** Quantity Surveyor* appointed by Developer/Engineer, the assumption of the cost of material, labour and other inputs made by 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. 5,84,33,435/- (Rs. Five Crore Eighty Four Lakhs Thirty Three Thousand Four Hundred and Thirty Five) (Total 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, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s) / Wing(s) / Layout / Plotted Development from **Nagpur Improvement Trust (Metro)** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is **Rs. 3,77,14,694/- (Rs. Three Crore Seventy Seven Lakhs Fourteen Thousand Six Hundred Ninety Four only) (Total of Table A and B)**. The amount of Estimated Cost Incurred is calculated on the basis of input materials /services used and unit cost of these items.

5. The Balance Cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the Project is estimated at **Rs. 2,07,18,741/- (Rs. Two Crore Seven Lakhs Eighteen Thousand Seven Hundred Forty One only) (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:

Rahul Suresh Yelekar
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TABLE A

Building /Wing/Layout / Plotted Development bearing Name **Gokulpark Tower No. 1** of the Project **[GOKULPARK]** and Number 101,102,103,104,201,202,203,204,301,302,303, 304,401,402,403,404,001,002,003 and 004.

Sr. No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the Building/Wing/Layout/ Plotted Development as per Revised Plan.	5,84,33,435/-
2	Cost incurred as on (based on the Estimated Cost)	3,77,14,694/-
3	Work done in Percentage (as Percentage of the estimated cost)	64.54%
4	Balance Cost to be Incurred (Based on Estimated Cost)	2,07,18,741/-
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table -C)	Nil

TABLE B

Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the Building/Wing/Layout/ Plotted Development as per Revised Plan.	Nil
2	Cost incurred as on (based on the Estimated Cost)	Nil
3	Work done in Percentage (as Percentage of the estimated cost)	Nil
4	Balance Cost to be Incurred (Based on Estimated Cost)	Nil
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table -C)	Nil

Yours Faithfully,

RAHUL S. YELEKAR
BE- Civil Engineering
Certificate No.172269

Rahul Suresh Yelekar

Harihar Infrastructure Development Corp. Ltd. Nagpur

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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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. 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. A new plan has been submitted for approval to authorities. As per the new Building Plan 2 additional Floors shall be constructed on which 8 Residential Units shall be accommodated. The new building plan is not yet approved by the authorities as on date of this certificate.