B. J. GUPTA & ASSOCIATES

Planner, Designer, Valuer & Developer.

UPADHYAYA ROAD, MAHAL, NAGPUR-18 (M) 9423403467

Annexure – B

Form-2

[See Regulation3]

ENGINEER'S CERTIFICTE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money form Designated Account – Project Wise)

Date:-12/01/2026

To,

The M/s Lalita Builders (Proprietor Mahendra Purushottam Tank)

Plot no 211, Namdev Nagar, H.B. Nagar, Kalamna Ring Road, Nagpur – 441204

Subject: Certificate of Cost Incurred for Development of **M/S LALITA BUILDERS (PROPRIETOR MAHENDRA PURUSHOTTAM TANK)** having MahaRERA Registration Number **P50500010478** Only Applicable after project Registration) being developed by M/s Lalita Builders (Proprietor Mahendra Purushottam Tank)

Sir,

1. I,....._have undertaken assignment if certifying Estimate Cost for "**AKSHAY**" having MahaRERA Registration Number **P50500010478** being developed by **M/s Lalita Builders (Proprietor Mahendra Purushottam Tank)**

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 specification mentioned in agreement of sale. Our estimate cost calculations are based on the drawings/plans made available to us for the project under reference by the Developer / Consultants. The Schedule of items and quantity required for the entire work as calculated by me 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 under reference at Rs. **10,50,00,000/-** (Total of 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 specification mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s) / Wings(s) / Layout / Plotted Development from the Nagpur Improvement Trust being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred **upto 31/12/2017** is calculated at Rs. 6,24,21,475/- (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 Rs. 4,25,78,525/-(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 specification mentioned in agreement of sale, of the aforesaid Project as completed on 31/12/2017 is as given Table A and B below.

TABLE A

Building Plotted Development bearing Number 211 or called "**AKSHAY**" (to be prepared separately for each Building / Wing / Layout / Plotted Development if the Real Estate Project).

Sr. No	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Building plotted Development as on date of Registration is	Rs. **10,50,00,000/-**
2.	Cost incurred as on date upto 30/06/2023	Rs. 6,24,21,475/-
3.	Work done in Percentage (as percentage of the estimated cost)	Rs. 59.45%
4.	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 4,25,78,525/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table -C)	----

TABLE B

Internal & External Development Works in Respect of the Registered Phase

Sr. NO.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	----
2.	Cost incurred as on date of Certificate	----
3.	Work done in Percentage (as Percentage of the estimated cost)	----
4.	Balance Cost to be Incurred (Based on Estimated Cost)	----
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table -C)	----

Yours Faithfully,

B.J. Gupta & Associates
Civil Engineer
Lis. No. L-
631 NIT
Upadhyaya Road, Mahal, NAGPUR

(.....)

Signature & Name (IN BLOCK LETTERS) with Stamp of Engineer

[Not Less than Bachelor's Degree Holder or equivalent as per Section 2(u) of the Act]

Local Authority License no. ---------

Agreed and Acceptedby :

FOR M/S LALITA BUILDERS LALITA BUILDERS

M.P. Tank

(MAHENDRA PURUSHOTTAM TANK) Proprietor

PROPRIETOR

Signature of Promoter

Note:-

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.

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 may vary from difference between total estimated cost and actual cost incurred due to deviation in quantity required/escalation of cost etc. As this is an estimated 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.	Particulars	Amount (in Rs.)
1.		-
2.		-