ER. VIVEK V. DESHKAR
PLANNING CONSULTANT
CHARTERED ENGINEER
GOVT. APPROVED VALUER
MOB. +91-9890260612

Add: 69 / C - 1 / Gr. Fl. / Lad Apartments
Infront of Dharampeth H. S.
North Amb. Road , NAGPUR-440010

Ref.....Dt.....

Engg. Council (I) : PE/00730/16
Direct Taxes : Cat.I /257/ 2018-19
Properties for : Immovable Properties,
Panel Engineer - Valuer :
Fellow Of Institute Of valuers, Associate Member Of Institute Of Engineers, Engineers Council of India, Construction Industry Development Council, Indian Concrete Institute, Association Of Consulting Civil Engineer, License Nagpur municipal Corporation, Nagpur Improvement trust.

Annexure-B

FORM-2
(See Regulations-3)
ENGINEER'S CERTIFICATE

Date-20/01/2026

To,
The (ADITYA PRATAP VIR BAHADUR SHAH)
Project Name- ***RAJE VIR BAHADUR SHAH LAYOUT***
Ramdaspeth, Nagpur

SUBJECT:- Certificate of Cost Incurred for Development of layout for **Up to 31.12.2025** situated at Khasara No.: 107, 108, 109, 110 at, Mouza-Mahurzari ,Nagpur (Rural), Nagpur, 441501 Nagpur having Maha RERA Registration Number **P50500021448** being developed by [ADITYA PRATAP VIR BAHADUR SHAH]

1. I, Vivek V Deshkar have undertaken assignment of certifying Estimated Cost for layout situated at Khasara No.: 107, 108, 109, 110 at, Mouza-Mahurzari ,Nagpur (Rural), Nagpur, 441501 having MahaRERA Registration Number **P50500021448** being developed by Aditya Pratap Vir Bahadur Shah.

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/Consultants. The Schedule of items and quantity required for the entire work as calculated by _____ 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. 3,55,01,578.00 (Total of Table A and Bj 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)/Wings(s)/Layout/ Plotted Development from the NMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cast Incurred till date is calculated at Rs. 3,55,01,578.00/- (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 apuruments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the Project is estimated at Rs. _____ (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the apartment and proportionate inimal &anternal wire 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

Khasara No.: 107, 108, 109, 110 at, Mouza-Mahurzari ,Nagpur (Rural), Nagpur, 441501 Nagpur having Maha RERA Registration Number **P50500021448** being developed by Aditya Pratap Vir Bahadur Shah (to be prepared separately for cash Layout/Plotted Development of the Real Estate Project)

Sr. No.	**Particulars**	**Amount (in Rs.)**
1	Total Estimated Cost of the Building/ Wing/Layout/Plotted Development as on date of Registrations is	3,55,01,578**.00/-**
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)	

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 work including amenities and Facilities in the layout as on date of Registrations is	3,55,01,578**.00/-**
2	Cost incurred as on date of certificate	2,95,13,252/-
3	Work done in Percentage (as Percentage of the estimated cost)	83.13%

4	Balance Cost to be incurred (Based on Estimated Cost)	59,88,326/-
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	

Yours Faithfully,

CHARTERED ENGINEER-VALUER
(Govt. Council-Direct Taxes)
VIVEK V. DESHKAR
MTECH Structure, BE(Civil), MIE, FIV, ACCE(I), EC(I), ICI(I)
69/c, Lad Apartment, Dharampeth,
Nagpur-10. Mob. 9890260612. 8600141002

Signature & Name (Vivek V. Deshkar) 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. PE/00730/16

Agreed and Accepted by: Aditya Pratap Vir Bahadur Shah

A.P.SHAH

Signature of Promoter

Name: Aditya Pratap Vir Bahadur Shah

Date: 20/01/2026

NOTE:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time 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 quantitiy surveyor being appointed by Developer, the name has to be mentioned at the place marked (") and in case quantity are being calculated by officer 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 (4) 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 specification are indicative and not exhaustive.

6. 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/Delected Items considered in Cost
(which were not part of the original Estimate of Total Cost)

Sr. No.	List of Extra/Additional/Deleted Item	Amount (In Rs.)
1		
2		