RAJESH SHASTRAKAR CIVIL ENGINEER
PLOT NO 79, SACHIDANAND NAGAR, MANEWADA, NAGPUR -440024 MOB- 9011029265

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 bank Account)
[For Quarter ended on 31st December, 2021]

Date: 10th April, 2023

To
Badjate Real Estate Pvt. Ltd.,
Shop No. 01 & 02, Sant Gadge Maharaj Dharamshala,
Medical Square, Nagpur 4400010

Subject: Certificate of Cost Incurred for Development of City Center-2 having Maha RERA Registration Number P50500003869 being Developed by Badjate Real Estate Pvt. Ltd.

Sir,

1. I Rajesh Shashtrakar have undertaken assignment of Certifying Estimated Cost for City Center-2 having MahaRERA Registration Number P50500003869 being Developed by Badjate Real Estate Pvt. Ltd.

2. We have estimated the cost of Civil, MEP and Allied Works required for completion of the apartments & proportionate completion of internal & external works of the Project as per the specifications mentioned in the Agreement of Sale. Our estimated cost calculations are based on the Drawings/Plans made available to us for the Project under Reference by the Developers / Consultants. The Schedule of Items & Quantity required for the entire work as calculated by Shri ..... Quantity Surveyor* appointed by the Developer/Engineer, the assumption of the cost of material, labour & other inputs made by the 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 mentioned under reference at Rs. 5,80,00,000.00/- (Total of Table A & B) at the time of Registration. The estimated Total Cost of Project is with reference to the Civil, MEP & Allied Works completion of the apartments & proportionate completion of internal & external works, as per the specifications mentioned in the Agreement of Sale & for the purpose of obtaining Occupation Certificate / Completion Certificate for the Building(s) / Wing(s) / Layout / Plotted Development from the NMRDA being the Planning Authority under whose jurisdiction the aforesaid Project is being implemented.

4. The Estimated Cost incurred till date is calculates to Rs. 5,57,52,900/- (Total of Table A & B). The Amount of Estimated Cost Incurred is calculated on the basis of input materials / services used & unit cost of these items.

5. The Balance Cost of completion of the Civil, MEP & Allied Works for completion of Apartments & proportionate completion of internal & external works, as per specifications mentioned in Agreement of Sale, of the aforesaid Project is estimated at Rs. 22,47,100/- (Total of Table A & B).

6. I Certify that the cost of Civil, MEP & Allied Work for apartments & proportionate internal & external works, as per the specifications mentioned in Agreement of Sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A & B below:

TABLE – A- City Center-2

Building / Wing / Layout / Plotted Development bearing Number ... or called ..... (to be prepared separately of each Building / Wing / Layout / Plotted Development of the Real Estate Project)

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Building / Wing / Layout / Plotted Development as on date of Registration is	5,00,00,000.00
2.	Cost incurred as on date of Certificate	5,00,00,000.00
3.	Work Done in Percentage (as Percentage of Estimated Cost)	100.00%
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	0.00
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	NA

TABLE – B

Internal & External Development Works in respect of Registered Phase

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Internal & External Development Works including amenities & facilities in the Layout as on date of Registration is	80,00,000.00/-
2.	Cost incurred as on date of Certificate	57,52,900.00/-
3.	Work Done in Percentage (as Percentage of Estimated Cost)	71.91%
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	22,47,100.00/-
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	NA

Yours faithfully,

ENGINEER
Rajesh Shastrakar

Signature & Name with Stamp of Engineer

Eng. Rajesh Shastrakar

Local Authority License Number (if applicable)

Agreed & Accepted by:

Signature of Promoter

Name: Mr. Kishore Jham

Date: 10/04/2023

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 the Agreement to Sale.

RAJESH SHASTRAKAR CIVIL ENGINEER
PLOT NO 79, SACHIDANAND NAGAR, MANEWADA, NAGPUR -440024 MOB- 9011029265

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 bank Account)
[For Quarter ended on 31st March, 2022]

Date: 10th April, 2023

To
Badjate Real Estate Pvt. Ltd.,
Shop No. 01 & 02, Sant Gadge Maharaj Dharamshala,
Medical Square, Nagpur 4400010

Subject: Certificate of Cost Incurred for Development of City Center-2 having Maha RERA Registration Number P50500003869 being Developed by Badjate Real Estate Pvt. Ltd.

Sir,

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2. We have estimated the cost of Civil, MEP and Allied Works required for completion of the apartments & proportionate completion of internal & external works of the Project as per the specifications mentioned in the Agreement of Sale. Our estimated cost calculations are based on the Drawings/Plans made available to us for the Project under Reference by the Developers / Consultants. The Schedule of Items & Quantity required for the entire work as calculated by Shri ..... Quantity Surveyor* appointed by the Developer/Engineer, the assumption of the cost of material, labour & other inputs made by the 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 mentioned under reference at Rs. 5,80,00,000.00/- (Total of Table A & B) at the time of Registration. The estimated Total Cost of Project is with reference to the Civil, MEP & Allied Works completion of the apartments & proportionate completion of internal & external works, as per the specifications mentioned in the Agreement of Sale & for the purpose of obtaining Occupation Certificate / Completion Certificate for the Building(s) / Wing(s) / Layout / Plotted Development from the NMRDA being the Planning Authority under whose jurisdiction the aforesaid Project is being implemented.

4. The Estimated Cost incurred till date is calculates to Rs. 5,77,99,000/- (Total of Table A & B). The Amount of Estimated Cost Incurred is calculated on the basis of input materials / services used & unit cost of these items.

5. The Balance Cost of completion of the Civil, MEP & Allied Works for completion of Apartments & proportionate completion of internal & external works, as per specifications mentioned in Agreement of Sale, of the aforesaid Project is estimated at Rs. 2,01,000/- (Total of Table A & B).

6. I Certify that the cost of Civil, MEP & Allied Work for apartments & proportionate internal & external works, as per the specifications mentioned in Agreement of Sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A & B below:

TABLE – A- City Center-2

Building / Wing / Layout / Plotted Development bearing Number ... or called ..... (to be prepared separately of each Building / Wing / Layout / Plotted Development of the Real Estate Project)

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Building / Wing / Layout / Plotted Development as on date of Registration is	5,00,00,000.00
2.	Cost incurred as on date of Certificate	5,00,00,000.00
3.	Work Done in Percentage (as Percentage of Estimated Cost)	100.00%
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	0.00
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	NA

TABLE – B

Internal & External Development Works in respect of Registered Phase

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Internal & External Development Works including amenities & facilities in the Layout as on date of Registration is	80,00,000.00/-
2.	Cost incurred as on date of Certificate	77,99,000.00/-
3.	Work Done in Percentage (as Percentage of Estimated Cost)	97.49%
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	2,01,000.00/-
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	NA

Yours faithfully,

ENGINEER
Rajesh Shastrakar

Signature & Name with Stamp of Engineer
Eng. Rajesh Shastrakar
Local Authority License Number (if applicable)

Agreed & Accepted by:

Signature of Promoter
Name: Mr. Kishore Jham
Date: 10/04/2023

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 the Agreement to Sale.