UMESH K. KHANDARE

B.E.(Civil Engg.)

M. Tech.(Structures)

Mob No. 9763969260

Address :- C/o.103, B-Wing, Levarage Green Woods,
Besa Pipla Road,Nagpur-440034.

Civil Construction
Building Works
Layout Development
Interior Work

Form 2

[See Regulation 3]

ENGINEER'S CERTIFICATE

DATE. 06/01/2024

To,

M/S PSP REALTY

Anandam world city, Model Mill compound, Near ST stand'

Ganeshpeth, Nagpur- 440018.

Subject :- Certificate of Cost incurred for Development of [Mauli Town -19 (SEC-B)] Project (Maha RERA Registration Number:-P50500052271) situated on the land bearing survey No. 45/2/1 demarcated by boundaries by, 18.00 MTR DP Road to the North, Survey No. 40 to the South, Survey No 44 to the East, Survey No. 45/1 to the West of Division - Nagpur, Village- Gawasi Manapur, Taluka - Nagpur (Gramin), Distinct - Nagpur' Admeasuring 1.87 Hec. Being developed by M/S PSP REALTY

Sir,

I, Umesh K. Khandare have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being entire project Survey No. **45/2/1** of Division – Nagpur, Village- Gawasi Manapur, Taluka - Nagpur (Gramin), Distinct - Nagpur' Admeasuring 1.87 Hec Being developed by **M/S PSP REALTY** for the period of **October 2023 to December 2023**.

1. We have estimated the cost of the 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 and the Schedule of items and quantity for the entire work as calculated by **Mr. Umesh K. Khandare, Quantity Surveyor*** appointed by Developer/Engineer, and the assumption of the cost of the cost material, labor and other inputs made by developer, and the site inspection carried out by us to ascertain / confirm the above analysis given to us.

U. K. KHANDARE

B. E. (Civil), M. Tech. (Structures)

UMESH K. KHANDARE

B.E.(Civil Engg.)

M. Tech.(Structures)

Mob No. 9763969260

Address :- C/o.103, B-Wing, Levarage Green Woods,
Besa Pipla Road,Nagpur-440034.

Civil Construction
Building Works
Layout Development
Interior Work

---

2. We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 4,31,75,000/- (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 apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement to sale and 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.

3. The Estimated Cost Incurred till date is calculated at **Rs. 1,66,93,217/- (Total of Table A and B)**. The amount of Estimated Cost Incurred is calculated on the basis of input materials / services used & unit cost of these items.

4. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartment and proportionate completion of internal & external works, as per specifications mentioned in agreement to sale of the Project is estimated at **Rs. 2,64,81,783/-** (Total of Table A and B).

5. I Certify that cost for the Civil / MEP / Allied Work for the apartment and proportionate completion of internal & external works, as per specifications mentioned in agreement to sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below.

U. K. KHANDARE

B. E. (Civil) M. Tech.(Structures)

UMESH K. KHANDARE

B.E.(Civil Engg.)

M. Tech.(Structures)

Mob No. 9763969260

Address :- C/o.103, B-Wing, Levarage Green Woods,
Besa Pipla Road,Nagpur-440034.

Civil Construction

Building Works

Layout Development

Interior Work

Table A

MAULI TOWN – 19 (Sector B)

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of Building / Wing / Layout / Plotted Development As On Date Of Registration is	**NA**
2.	Cost Incurred between October 2023 to December 2023	**NA**
3.	Work Done In Percentage (As Percentage Of Estimated Cost)	**NA**
4.	Balance Cost To Be Incurred (Based on Estimated Cost)**	**NA**
5.	Cost Incurred In Additional / Extra Item between October 2023 to December 2023 not included in the Estimated Cost (Table – C)	**NA**

PSP REALTY * NAGPUR

U. K. KHANDARE

B. E. Civil, M. Tech.(Structures)

UMESH K. KHANDARE

B.E.(Civil Engg.)

M. Tech.(Structures)

Mob No. 9763969260

Address :- C/o.103, B-Wing, Levarage Green Woods,
Besa Pipla Road,Nagpur-440034.

Civil Construction
Building Works
Layout Development
Interior Work

Table B

Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amounts
1.	Total Estimated Cost of the Internal and external Development Works including amenities and facilities in the layout as between October 2023 to December 2023	**Rs. 4,31,75,000/-**
2.	Cost Incurred between October 2023 to December 2023	**Rs. 1,66,93,217/-**
3.	Work Done In Percentage (As Percentage Of Estimated Cost)	**38.66 %**
4.	Balance Cost To Be Incurred (Based on Estimated Cost)	**Rs. 2,64,81,783/-**
5.	Cost Incurred In Additional / Extra Item as between October 2023 to December 2023 not included in the Estimated Cost (Table – C)	NIL

Yours Faithfully,

Signature of Engineer

U. K. KHANDARE
B. E. (Civil) M. Tech.(Structures)

UMESH K. KHANDARE

B.E.(Civil Engg.)

M. Tech.(Structures)

Mob No. 9763969260

Address :- C/o.103, B-Wing, Levarage Green Woods,
Besa Pipla Road,Nagpur-440034.

Civil Construction
Building Works
Layout Development
Interior Work

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 (In Rs.)
01	Not Applicable	Not Applicable
02	Not Applicable	Not Applicable

PSP REALTY NAGPUR

U. K. KHANDARE

B. E. (Civil) M. Tech.(Structures)

UMESH K. KHANDARE

B.E.(Civil Engg.)

M. Tech.(Structures)

Mob No. 9763969260

Address :- C/o.103, B-Wing, Levarage Green Woods,

Besa Pipla Road,Nagpur-440034.

Civil Construction

Building Works

Layout Development

Interior Work

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 (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 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 the components of work with specifications are indicative and not exhaustive.

5. Please specify if there are any deviations / qualifications. Example : Any deviation in input material used from specifications in agreement of sale.

U. K. KHANDARE

B. E. (Civil), M. Tech.(Structures)