ENGINEER'S CERTIFICATE

Date: 10-01-2025

To,
M/s SAPPHIRE INFRAVENTURES,
Mr. Janak Kishor Patel
Lakadganj, Nagpur.

Subject: Certificate Of Cost Incurred for Development of "REYANSH APARTMENTS" having MahaRERA Registration Number P50500052239 being developed by **M/s SAPPHIRE INFRAVENTURES**

Sir,

1. I MR. **Saurab Tayde** have undertaken assignment of certifying Estimated Cost for Project Name having MahaRERA Registration Number **P50500052239** Being developed by **M/s SAPPHIRE INFRAVENTURES**.

2. I 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 **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.

3. I estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 7,75,00,000/-** 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 Nagpur Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 4,52,00,000/-**. 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 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. 3,23,00,000/-**

6. 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.

Table A

Building / Wing / Layout / Plotted Development bearing Number or called

"REYANSH APARTMENTS"

(To be prepared separately for each building / wing / Layout / Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of Building / Wing / Layout / Plotted Development As On Date Of Registration is	4,65,00,000/-
2.	Cost Incurred As On 31-12-2024	3,95,25,000/-
3.	Work Done In Percentage (As Percentage Of Estimated Cost)	85%
4.	Balance Cost To Be Incurred (Based on Estimated Cost)**	69,75,000/-
5.	Cost Incurred In Additional / Extra Item not included in the Estimated Cost (Table – C)	NIL

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 on date of Registration is	3,10,00,000/-
2.	Cost Incurred As On 31-12-2024	56,75,000/-
3.	Work Done In Percentage (As Percentage Of Estimated Cost)	18.30%
4.	Balance Cost To Be Incurred (Based on Estimated Cost)	2,53,25,000/-
5.	Cost Incurred In Additional / Extra Item not included in the Estimated Cost (Table – C)	-

Agreed and accepted by:

Yours Faithfully

Signature of Promoter

Name : Janak Patel

Date : 10-01-2025

Signature of Engineer

Engineer Name : Saurab Tayde

(License No. _____)