B.R.PIPARHETE

CONSULTING ARCHITECT & CIVIL ENGINEER.

A WING 202, RAJAT SANKUL NEAR GANESHPETH BUS STOP NAGPUR-440012.

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FORM-2 [UT]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account-Project wise)

OCTOBER TO DECEMBER QUARTER 2024

Date:06.01.2025

To,

M/S SHIVLAXMI LAND DEVELOPERS
(Mr. Sanjay Madhukarrao Mahakalkar & Mr. Nandlal S. Sahu, Partners),
97, Ridge Road, Raghuji Nagar
Nagpur - 440024

Subject: Certificate of cost incurred for Development of **SHIVANKAR LAYOUT at Kh. No. 64/4** having MAHARERA Registration Number **P50500054417** being developed by M/s Shivlaxmi Land Developers

Sir,

1. I/We have under taken assignment of certifying Estimated Cost for **SHIVANKAR LAYOUT at Kh. No. 64/4** the Subject Real Estate Project proposed to be registered under MahaRera, situated on the land bearing KH No 64/4, Mouza Tarodi, Kamptee, Nagpur, 441001.
2. We have estimated the cost of Civil, MEP and allied works required for completion of the layout and external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the sanctioned plans made available to us for the project under reference by the Sanjay Madhukarrao Mahakalkar & Mr. Nandlal S. Sahu. The Schedule of items and quantity required for the entire work as calculated by _____ Quantity Surveyor appointed by Sanjay

Madhukarrao Mahakalkar &Mr. Nandlal S. Sahu, the assumption of the cost of material, labour and other inputs made by the developer/promoter, and the site inspection carried out by us to ascertain/confirm the above analysis given to us.

3. We estimate Total cost of completion of the aforesaid project under reference at Rs. 3,27,29,617/- (Total of Table A and B) at the time of registration. The estimated total cost of the project is with reference to the civil, MEP and allied works required for the completion of the **SHIVANKAR LAYOUT at Kh. No. 64/4** and external works of the project as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate for the Apartment 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. 27,96,315/- (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 Apartment and external works as per specifications mentioned in agreement of sale of the project is estimated at Rs.2,99,33,302/- (Total of Table A and B).
6. I certify that the cost of civil, MEP and allied works for completion of the Apartment and external works as per specifications mentioned in agreement of sale of the project as completed on the date of this certificate is as given in Table A and B below:

TABLEA

(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr.No	Particulars	Amounts
1	Total Estimated cost of the building As on date of Registration is	Rs.0.00/-
2	Cost in curred as on date of certificate (based on the Estimated cost)	Rs. 0.00/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0.00/-
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Annexure A)	Rs. 0.00/-

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	Rs. 3,27,29,617/-
2	Cost in curred as on 31/12/2024 (based on the Estimated cost)	Rs. 27,96,315/-
3	Work done in Percentage (as Percentage of the estimated cost)	8.54%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,99,33,302/-
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Annexure A)	Rs. 0.00/-

Yours Faithfully,

Local Authority License Number _____

BHUSHAN RAJESH PIPARHETE

Digitally signed by BHUSHAN RAJESH PIPARHETE
Date: 2025.01.21 13:51:17 +05'30'

Agreed and Accepted by:

SHIVLAXMI LAND DEVELOPER

Signature of M/s Shivlaxmi Land Developers

PARTNER PARTNER

Date: 06.01.2025