

**ANNEXEURE B**  
**FORM 2**  
**(SEE REGULATION3)**  
**ENGINEER CERTIFICATE**  
**FOR THE QUARTER ENDED 31<sup>st</sup> MARCH 2025**  
**KESAR GOLD – Project Registration Number – P50500054355**

**Date: 2<sup>nd</sup> May 2025**

To,  
**M/s. Kesar India Limited**  
**F-101 1<sup>st</sup> Floor, Jagat Plaza, Amrawati Road,**  
**Law College Square, Nagpur – 440010.**

Subject: Certified of Cost Incurred for Development “**KESAR GOLD**” of the Project Registration No. **P50500054355**, situated on the Plot bearing C.T.S. No. / CTS No. / Survey no. / Final **Kh. No. 46/1 (Part) and 46/2, P. H. No. 16, Mouza – Khairi, Taluka – Kamptee, District - Nagpur,** demarcated by its boundaries (latitude and longitude of the end points) **Kh. No. 43 to the North, Kh. No. 50 and 46/1/Part to the South, Kh. No. 46/3 and 49 to the East, 15 Mtr Wide Road to the West,** of village - Khairi, Taluka – Kamptee, District – Nagpur, PIN – 440026, admeasuring 14,841.37 sq. mtrs. Area. being developed by **M/s. Kesar India Limited.**

Sir,

I/We **Er. Pramod Sahadeo Bankar**, have undertaken assignment of certifying estimated cost for “**KESAR GOLD**” of the Project Registration No. **P50500054355**, situated on the Plot bearing C.T.S. No. / CTS No. / Survey no. / Final **Kh. No. 46/1 (Part) and 46/2, P. H. No. 16, Mouza – Khairi, Taluka – Kamptee, District - Nagpur,** demarcated by its boundaries (latitude and longitude of the end points) **Kh. No. 43 to the North, Kh. No. 50 and 46/1/Part to the South, Kh. No. 46/3 and 49 to the East, 15 Mtr Wide Road to the West,** of village - Khairi, Taluka – Kamptee, District – Nagpur, PIN – 440026, admeasuring 14,841.37 sq. mtrs. Area. being developed by **M/s. Kesar India Limited.**

1. We have estimated the cost of Civil MEP and allied work required for completion of the apartment and proportionate completion of internal & external work of the project as per specification mentioned in agreement of Sale. Our estimated cost calculation is based on the drawings/plan made available to us for the project under reference by the Developers/ Consultants. The schedule of items & quantity required for the entire work calculated by Quantity Surveyor appointed by the

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.

2. We estimate total estimate cost of completion of the aforesaid project under reference Rs. 8,00,00,000 /- (Total of Table A & B) at the time of registration. The estimated cost of the project is with reference to Civil, MEP and allied works required for completion of apartment and proportioned completion of internal & external work, as per specification mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate of the Building/wings/Layout/Plotted Development from the Nagpur Metropolitan Region Development Authority being the planning authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated cost incurred till date is calculated at Rs. 3,21,50,198/- (Total of Table A & B). The amount of estimated cost incurred is calculated on the basis on input materials/services used and unit cost of these items.
4. The Balance Cost of Completion of the Civil, MEP and Allied Work for completion of the apartment and proportioned completion of internal and external works as per specification mentioned in agreement of sale, of the project is estimated at Rs. 4,78,49,802 /- (Total of Table A & B).
5. I certify that the Cost of Completion of the Civil, MEP and Allied Work for completion of the apartment and proportioned completion of internal and external works as per specification mentioned in agreement of sale, of the aforesaid project as completed on the date of this certificate is as given in Table A and Table B below.

**TABLE A**  
**"KESAR GOLD"**

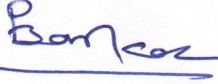
| Sr. No | Particulars                                                                                        | Amount (Rs)       |
|--------|----------------------------------------------------------------------------------------------------|-------------------|
| 1      | Total Estimated Cost of the Building/Wing/Layout/Plotted Development as on date of Registration is | Rs. 8,00,00,000/- |
| 2      | Cost incurred as on date of certificate                                                            | Rs. 3,21,50,198/- |
| 3      | Work done in percentage ( as percentage of the estimated cost)                                     | 40.19%            |
| 4      | Balance Cost to be incurred (Based on estimated cost)                                              | Rs. 4,78,49,802   |
| 5      | Cost incurred on additional /extra items no, included in the estimated cost (Table-C)              | NIL               |

**TABLE B**

**Internal & External Development Work in Respect of the Registered Phase.**

| Sr No | Particulars                                                                                                                                       | Amount (Rs)       |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 1     | Total Estimated Cost of the Internal and External Development Work including amenities and Facilities in the Layout as on date of Registration is | Rs. 8,00,00,000/- |
| 2     | Cost incurred as on date of certificate                                                                                                           | Rs. 3,21,50,198/- |
| 3     | Work done in percentage ( as percentage of the estimated cost)                                                                                    | 40.19%            |
| 4     | Balance Cost to be incurred (Based on estimated cost)                                                                                             | Rs. 4,78,49,802   |
| 5     | Cost incurred on additional /extra items no, included in the estimated cost (Table-C)                                                             | NIL               |

Yours faithfully



**PRAMOD SAHADEO BANKAR**  
B. E. (CIVIL ENGINEER)  
Certificate Registration No.0465635  
OFFICE C/O. KESARLAND PVT. LTD  
FLAT NO. F-101, JAGAT PLAZA,  
AMRAVATI ROAD, NAGPUR  
440010 MH IND

**Er. Pramod Sahadeo Bankar**



Agreed and Accepted By

Signature of the Promoter

Name: **M/s. Kesar India Limited**

Date: **2<sup>nd</sup> May 2025**

**TABLE C**

List of Extra/additional/Deleted Item Considered in Cost  
(which were not a part of original Estimated of Total Cost)

| Sr No | List of Extra/Additional/Deleted Item | Amount (Rs) |
|-------|---------------------------------------|-------------|
| 1     |                                       |             |
| 2     |                                       |             |