N. B. LANDE
Project Engineer (DCE)
Mob No. 9764465443
Address :- 59, Kharbi Road, Maa Bhawani Nagar,Wathoda,
Nagpur-440034.

Civil Construction
Layout Development
Building Works

Form 2
[See Regulation 3]
ENGINEER'S CERTIFICATE

DATE. 19/10/2024

To,

M/S. KIRTISAGAR REALTY PVT LTD.
Prince castle, Plot No. 105, 1st & 2d Floor, Gajanan Nagar,
Opp, Madhav Netralay Wardha Raod, Nagpur- 440015.

Subject :- Certificate of Cost Incurred for Development of [**Mauli Town –21**] Project (Maha RERA Registration Number) situated on the land bearing Survey no. **40/1/2 (PART), 41(PART), 42/2, 42/3, 51/1 (PART), 52/2, 53/1 (PART), 54 (PART)** demarcated by boundaries by survey no. 40,41,54,55 & 56 to the North, survey no. 37,43,44,45/2,49,50 & 51 to the South, Bothali Shiv & survey no. 51,52 & 54 to the East, Wardha Road to the West of Division – Nagpur, Village– Mohgaon, Taluka – Nagpur (Gramin), Distinct – Nagpur, Total admeasuring 13.46 Hec .Being developed by **M/S. KIRTISAGAR REALTY PVT LTD.** for the period of **July-2024 to September-2024.**

Sir,

I, **N. B. Lande** 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. **40/1/2 (PART), 41(PART), 42/2, 42/3, 51/1 (PART), 52/2, 53/1 (PART), 54 (PART)** of Division – Nagpur, Village– Mohgaon, Taluka – Nagpur (Gramin), Distinct – Nagpur admeasuring 13.46 Hec Being developed by **M/S. KIRTISAGAR REALTY PVT LTD.** for the period of **July-2024 to September-2024.**

N. B. LANDE
Project Engineer (DCE)

N. B. LANDE
Project Engineer (DCE)
Mob No. 9764465443
Address :- 59, Kharbi Road, Maa Bhawani Nagar,Wathoda,
Nagpur-440034.

Civil Construction
Layout Development
Building Works

---

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. N. B. Lande, 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.

2. We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 31,76,71,400/- (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. 9,64,04,225/- (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. 22,12,67,175/-** (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.

N. B. LANDE
Project Engineer (DCE)

N. B. LANDE
Project Engineer (DCE)
Mob No. 9764465443
Address :- 59, Kharbi Road, Maa Bhawani Nagar,Wathoda, Nagpur-440034.

Civil Construction
Layout Development
Building Works

Table A
Mauli Town –21

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of Building / Wing / Layout / Plotted Development As On Date Of Registration is	Not Applicable
2.	Cost Incurred between July – 2024 to September – 2024	Not Applicable
3.	Work Done In Percentage (As Percentage Of Estimated Cost)	Not Applicable
4.	Balance Cost To Be Incurred (Based on Estimated Cost)**	Not Applicable
5.	Cost Incurred In Additional / Extra Item between July–2024 to September – 2024 not included in the Estimated Cost (Table – C)	Not Applicable

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	**Rs. 31,76,71,400/-**
2.	Cost Incurred as on 30th September-2024	**Rs. 2,39,42,376/-**
3.	Work Done In Percentage (As Percentage Of Estimated Cost)	**7.53 %**
4.	Balance Cost To Be Incurred (Based on Estimated Cost)	**Rs. 22,12,67,175/-**
5.	Cost Incurred In Additional / Extra Item as between July – 2024 to September – 2024 not included in the Estimated Cost (Table – C)	Not Applicable

Yours Faithfully,

N. B. LANDE
Project Engineer (DCE)

Signature of Engineer

N. B. LANDE
Project Engineer (DCE)
Mob No. 9764465443
Address :- 59, Kharbi Road, Maa Bhawani Nagar,Wathoda, Nagpur-440034.

Civil Construction
Layout Development
Building Works

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.

Table C

List of Extra / Additional / Deleted Items considered in Cost
(Which were not parts 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

N. B. LANDE
Project Engineer (DCE)