Jayprakash V. Gandhi
B.E. (Civil)
Consulting Engineer & Planner
N.I.T. L. No. 1078

Annexure B

FORM -2

[See Regulation 3]

ENGINEER'S CERTIFICATE

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

Date: 14/01/2026

To,

The **VISHNUPURAM CITY**
PROPRIETOR VISHNUGOPAL GANESHLAL SHAHU,
SHOP NO. 103, G F, B WING, NMC COMPLEX,
MANGALWARI BAZAR, SADAR, NAGPUR- 440001

Subject: - Certificate of cost Incurred for Development of **VISHNUPURAM CITY** having MahaRERA Registration Number **P50500055212** (only Applicable after project Registration) being development by **VISHNUGOPAL GANESHLAL SHAHU.**

Sir,

1. I **JAYPRAKASH V. GANDHI** have undertaken assignment of certifying Estimated Cost for **VISHNUPURAM CITY** having MahaRERA Registration Number **P50500055212** (only Applicable after project Registration) being developed by **VISHNUGOPAL GANESHLAL SHAHU.**

2. I have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of

Address : "Gandhi Arcade", New Gandhi Layout, Mankapur Ring Road, Nagpur - 440013. Cell : 9422101860

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. The Schedule of items and quantity required for the entire work as calculated by **JAYPRAKASH V. GANDHI** Quantity Surveyor* appointed by 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.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at Rs. **2,50,00,000/-** (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 work required for completion of the apartments and proportionate completion of internal and external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the Buildings/wings/layout/ plotted Development from the being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till **31/12/2025** date is calculated at Rs. **3,61,15,000/-** (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 apartments and proportionate completion of internal & external works, as per specification mentioned in agreement of sale, of the project is estimated at rs. **0/-** (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external works as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

KH NO. 8/2, P. H. NO. 38, MOUZA- WELA (HARICHANDRA), TAHSIL- NAGPUR (RURAL) DISTRICT- NAGPUR, MAHARASHTRA, 441108
Project Name- **VISHNUPURAM CITY**

Sr. No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the Building / Wing/ Layout / Plotted Development as on date of Registration is	NA
2	Cost incurred as on date of certificate	NA
3	Work done in Percentage (as Percentage of the estimated cost)	NA
4	Balance Cost to be Incurred** (Based on Estimated Cost)	NA
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	NA

TABLE B

Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the Internal and External Development Works Including amenities and facilities in the layout as on 30/06/2025 date of Registration is	2,50,00,000
2	Cost incurred as on 30/06/2025 date of certificate	3,61,15,000
3	Work done in percentage (as percentage of the estimated cost)	144.46 %
4	Balance Cost to be Incurred** (Based on Estimated Cost)	(1,11,15,000)
5	Cost Incurred on Additional/ Extra Items not included in the Estimated Cost (Table-C)	NA

Yours Faithfully, JAYPRAKASH GANDHI
BE Civil
NIT L.No 1078

JAYPRAKASH V. GANDHI
Signature & Name with stamp of Engineer
Qualification: **BE CIVIL ENGINEER**
Local Authority license No. : **NIT License No. 1078**

Agreed and Accepted by:

Signature of Promoter
Name: - **VISHNUGOPAL GANESHLAL SHAHU**
Date: - **14/01/2026**

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 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 is an 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.

5. All component of work with specification are indicative and not exhaustive.

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

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.)
1	NA	0
2	NA	0