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: 09/04/2025

To,

June Realty (Project: The Legacy)

6, Mount Road, Sadar,

Nagpur.440001

Subject: Certificate of Cost incurred for Development of THE LEGACY having MahaRERA Registration Number P50500056063 (Only Applicable after project Registration) being developed by June Realty

Sir,

1. I, Satish Raipure, Prop. Vighnahata Consulting Engineers, have undertaken assignment of certifying Estimated cost for **THE LEGACY** having MahaRERA Registration Number P50500056063 (Only Applicable after project Registration) being developed by June Realty.

2. We have estimated the cost of 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. The schedule of items and quantity required for the entire work as calculated by me, the assumption of the cost of material, labour and other inputs made by the 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 22,78,88,890/-** (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 the apartments and proportionate completion of internal & external works of the project as per

Subject : Certificate of Financial Progress -
P50500056063 being d...
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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 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. 42771215/-**(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 required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale, of the Project is estimated at

Rs. 185117675/- (Total of Table A and B)

6. I certify that the cost of the Civil, MEP and allied works 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

Building/Wing/Layout/Plotted Development bearing Number **N/A** or called **THE LEGACY**

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

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the buildings/wings as on date 30/01/2024 of Registration is	22,78,88,890/-
2.	Cost incurred as on date 31/03/2025 of certificate	42771215/-
3.	Work done in Percentage (as Percentage of the estimated cost)	**18.87%**
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	185117675/-
5.	Cost Incurred on Additional /Extra Items 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 buildings/wings as on date 30/01/2024 of Registration is	
2.	Cost incurred as on date 31/03/2025 of certificate	
3.	Work done in Percentage (as Percentage of the estimated cost)	
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	

Yours Faithfully

SATISH RAIPURE STATE /R/ 2023 APL / 04676 STRUCTURAL ENGINEER

Local Authority License No._____

Agreed and Accepted by

Signature Promoter

FOR JUNE REALTY PARTNER

Name: June Realty

Partner – Juzar Amir Vali

Date: 09/04/2025

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
1.		
2.		