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 Bank Account)

Er. Naresh D.Larokars
Project Civil Engineer
Address: Corporation Colony, QTR 2B/C Type, North Ambazari Road, Nagpur-440010
Mob no.: 9673339617

For the Quarter Ended January to March 2025

Date: 12/04/2025

To,
M/S NIRMAL UJJWAL CREDIT CO-OPERATIVE SOCIETY LTD
193, Nandanvan Main Road,
Nagpur - 440009

Subject: Certificate of Cost Incurred for Development of **Nirmal Trinity Towers** situated on Kh.No.19, Mouza-Harpur, C.T.S No.649/3, Sheet No-31, situated at Nirmal Nagri, Umred Road, Ward No.-20, Tehsil & District – Nagpur having MahaRERA Registration Number P50500076597 being develop by **M/S NIRMAL UJJWAL CREDIT CO-OPERATIVE SOCIETY LTD**

Sir,

1. I **Naresh Larokar** have undertaken assignment of certifying Estimated Cost for **Nirmal Trinity Towers** situated on Kh.No.19, Mouza-Harpur, C.T.S No.649/3, Sheet No-31, situated at Nirmal Nagri, Umred Road, Ward No.-20, Tehsil & District – Nagpur having MahaRERA Registration Number **P50500076597** being Developed by **M/S NIRMAL UJJWAL CREDIT CO-OPERATIVE SOCIETY LTD.**

2. We have estimated the cost of Civil, MEP and Allied works required for completion of the apartments & proportionate completion of internal & external works of the Project as per the specifications mentioned the Agreement of Sale. Our estimated cost calculations are based on the Drawings/Plans made available to us for the Project under reference by the Developers / Consultants. The Schedule of items and quantity required for the entire work as calculated by **Naresh Larokar** Quantity Surveyor" appointed by the Developer/Engineer, the assumption of the cost of material, labour & other inputs made by the Developer, and the Site Inspection carried out by us to ascertain / confirm the at above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid Project under reference as ₹ 2,30,00,00,000 amount (Total of Table A& B) at the time of Registration. The estimated Total Cost of Project is with reference to the Civil, MEP & Allied Works required for completion of the apartments & proportionate completion of internal & external works, as per the specifications mentioned in the agreement of sale and for the purpose of obtaining Occupation Certificate / Completion Certificate for the Buildings/Wings from Nagpur Metro Politian region development Authority being the Planning Authority under whose jurisdiction the aforesaid Project is being implemented.

4. The Estimated cost of incurred till date is calculated to ₹ 8,25,05,815 (Total of A+B). The amount of Estimated cost incurred 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 Proportionate completion of internal and external works, as per specification mentioned in the agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below.

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

TABLE – A

Building/Wings/Layout/Plotted Development bearing Number - or called - (to be prepared separately for each Building/Wings/Layout/Plotted Development of the Real Estate project)

Sr. No.	Particulars	Amount (In ₹)
1.	Total Estimated Cost of the Building/Wing / Layout/Plotted Development as on date of Registration.	2,30,00,00,000
2.	Cost Incurred as on Date of Certification 31/03/2025	8,25,05,815
3.	Work Done in percentage (As percentage of Estimate Cost)	3.59%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	2,21,74,94,185
5.	Cost Incurred on Additional/ Extra items not included in the Estimated Cost (Table-C)	Nil

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TABLE–B

Internal & External Development Works in respect of Registered Phase

Sr.No	Particulars	Amount (In □)
1	Total Estimate Cost of INTERNAL & External Development Works Including amenities & Facilities in the layout as on the date of Registration is	Nil
2	Cost Incurred as on Date of Certification 31/12/2024	Nil
3	Work Done in Percentage (as percentage of the Estimated cost)	Nil
4	Cost Incurred on Additional/ Extra items not included in the Estimated Cost (Table-C)	Nil

Yours Faithfully

NARESH LAROKAR
(ENGINEER)
Project Engineer
Nirmal Ujjwal Credit Co-op. Society Ltd.
(Multi State) Nandanvan, Nagpur.

Agreed and accepted by:

NIRMAL UJJWAL CREDIT CO-OP SOCIETY LTD. NAGPUR ★ MULTI STATE

M/S NIRMAL UJJWAL CREDIT CO-OPERATIVE SOCIETY LTD

Date: 12/04/2025

Note:

1. The Scope of work is to completeRegisteredRealEstateProject as per drawings approved from time to time and as per specifications mentioned in Agreement of sale.

2. Quality Survey can be done by office of Engineer or can be done by an independent Quality Surveyor. Whose certificate of quantity calculated

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 different between total Estimated cost (1) and Actual cost incurred (2) due to deviation in quantity required /escalation of cost etc. As this is an estimate 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 Components of work with specification are indicative and not exhaustive.

5. Please specify if there are any deviation/qualification. Example: Any deviations in input material used from specification in agreement of sale.

Table C

List of Extra/Additional/ Deleted items considered in Cost

(Which were not pan of the original estimate of Total Cost)

Sr.No.	**List of Extra/Additional / Deleted Items**	**Amount (In ₹)**)
1	Nil	-