Annexure – B

FORM-2 [see Regulation 3]
ENGINEER'S CERTIFICATE

Date: 12/01/2025

To
Raghukul Constructions Pvt. Ltd.
188, Arohi Apartments, Bajaj Nagar, Nagpur.

Subject: Certificate of Cost Incurred for Development of Binapani Apartment having MahaRERA Registration Number P50500077413 being developed by Raghukul Constructions Private Limited.

Ref: MahaRERA Registration Number P50500077413

Sir,
I have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA Registration Number P50500077413 developed by Raghukul Constructions Private Limited.

2. We have estimated the cost 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 and Consultants. The Schedule of items and quantity for the entire work as calculated by Shri. Sandeep Shelgaonkar,Quantity Surveyor appointed by Developer/Engineer, and 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 building(s) of the aforesaid project under reference as Rs.17,56,47,460/- (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 the completion of apartments and proportionate completion of internal & external works,as per specifications mentioned in agreement of sale and for purpose obtaining occupation certificate / completion certificate for the building(s) Plotted Development from the N.M.C. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.93,00,000/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials/services 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 specifications mentioned in agreement of sale, of the Project is estimated at Rs.16,63,47,460/-(Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for completion of the apartments and proportionate completion of 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 bearing Number_____ or called BINAPANI Apartments

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on date of Registration is	Rs. 17,56,47,460/-
2	Cost incurred as on 31/12/2024 (based on the Estimated cost)	Rs. 93,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	5.29%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 16,63,47,460/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Nil

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	Rs. 17,56,47,460/-
2	Cost incurred as on 31/12/2024 (based on the Estimated cost)	Rs. 93,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	5.29%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.16,63,47,460/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Nil

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,)
		NIL
		NIL

Yours Faithfully

S. B. Shelgaonkar
N.I.T. L.S No.
N.M.C. L.S. No- NMC/R/2022/APL/01521
1188, Central Avenue, Bhawsar Chowk,
Gandhibagh Nagpur- 440002

SHRI. SANDEEP SHELGAONKAR
B.E. Civil Engineer
(Licence No: NMO/R/2022/APL/01521)

Agreed and Accepted by:
Raghukul Constructions Pvt. Ltd.

Shri. Dilip R. Bharade
Director
Date: 13/01/2025

RAGHUKUL CONSTRUCTION PRIVATE LIMITED