



Ref. No.: SSR/24-25/03/75

Date: 31-03-2025

FORM 2 [see Regulation 3]

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

ENGINEER'S CERTIFICATE

To, R.P.M. INFRAVENTURES PVT. LTD.,
104-105, VCA Complex, Civil Lines, - 440001.

SUBJECT : Certificate of Cost Incurred for Construction Work / Development Work of the in the Project named named "SHREEKRUPA", situated on Plot No. 5A of Ankila Layout, Khasara No. : 17/1, 17/2, 26/1; Mouza : Mankapur; Tehsil : Nagpur (Urban) & District : Nagpur; within the limits of Nagpur Municipal Corporation, bearing Property Index No. 01007640 and House No. : 1267/9; admeasuring 500.019 sq. mts. area being developed by R.P.M. INFRAVENTURES PVT. LTD.

Reference : MahaRERA Registration Number P50500078347

Sir,

I EN. SATISH RAIPURE have undertaken assignment of Certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, to be named as "SHREEKRUPA", situated on Plot No. 5A of Ankila Layout, Khasara No. : 17/1, 17/2, 26/1; Mouza : Mankapur; Tehsil : Nagpur (Urban) & District : Nagpur; within the limits of Nagpur Municipal Corporation, bearing Property Index No. 01007640 and House No. : 1267/9; demarcated by its boundaries Plot No. 4A to the North, 9 meter wide road to the South, Other Plots to the East and 9 meter wide road to the West; admeasuring 500.019 sq. mts. area being developed by R.M.P. INFRAVENTURES PVT. LTD.

1. Following technical professionals are appointed by the Promoter :

- (i) Ar. Rajesh Ramteke as L.S. / Architect.
- (ii) En. Satish Raipure as Structural Consultant.
- (iii) En. Satish Raipure as MEP Consultant
- (iv) Shri Abhinav Nikam as Quantity Surveyor.*

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Shri Abhinav Nikam Quantity Surveyor* appointed by Developer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

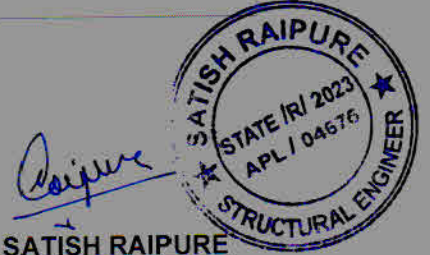


Annexure A

List of Extra / Additional Items executed with Cost

(which were not part of the original Estimate of Total Cost)

Sr. No.	Particulars	Amount in Rs.
- NO SUCH EXECUTIONS / EXPENSES TILL DATE -		



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STATE/R/2023 APL/04675

TABLE B

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

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 10/04/2024 date of Registration.	Rs. 2,90,25,000/-
2	Cost incurred as on 31/03/2025 (based on the Estimated cost)	Rs. 1,88,66,250/-
3	Work done in Percentage (as Percentage of the estimated cost)	65%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,01,58,750/-
5	Cost Incurred on Additional /Extra Items as on 31/03/2025 not included in the Estimated Cost (as per Annexure A)	Rs. 0/-



EN. SATISH RAIPURE
STATE/R/2023 APL/04675

*** Note :**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. 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 components of work with specifications are indicative and not exhaustive.

TABLE A

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

Building / Wing bearing Number 1 or called "SHREEKRUPA"

(Please Note : The Project has one and only Building viz. mentioned above)

Sr. No.	Particulars	Amount in Rs.
1	Total Estimated cost of the building/wing as on 10/04/2024 (date of Registration)	Rs. 2,90,25,000/-
2	Cost incurred as on 31/03/2025 (based on the Estimated cost)	Rs. 1,88,66,250/-
3	Work done in Percentage (as Percentage of the estimated cost)	65%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,01,58,750/-
5	Cost Incurred on Additional /Extra Items as on 31/03/2025 not included in the Estimated Cost (as per Annexure A)	Rs. 0/-


EN. SATISH RAIPURE
STATE/R/2023 APL/04675



*** Note :**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. 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 components of work with specifications are indicative and not exhaustive.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 2,90,25,000/-** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from Nagpur Improvement Trust (N.I.T.) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented
4. The Estimated Cost Incurred till date is calculated at **Rs.1,88,66,250/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from Nagpur Improvement Trust (N.I.T.) is estimated at **Rs.1,01,58,750/-** (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B enclosed herewith.

Yours Faithfully,



EN. SATISH RAIPURE
STATE/R/2023 APL/04675

Enclosed :

- 1) Table A
- 2) Table B
- 3) Annexure A