ATUL G. KATKAR
B.E. (CIVIL), AMIE, DCE
CHARTERED & CONSULTING ENGINEER
9822725395 / 8208912462

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

Date : 31/12/2025

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. ATUL KATKAR** 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 Qualtity 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 Qualtity 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.

ATUL KATKAR ★ CHARTERED ENGINEER ★ Reg. No. AM1708689

01, Dwarka Complex, Opposite to Besa Power House, Outer Ring Road, Ashirvad Nagar, Nagpur.
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3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 3,72,45,875/-** (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. 2,97,96,700/-** (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. 74,49,175/-** (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,

ATUL KATKAR * Reg. No. AM1708689 * CHARTERED ENGINEER

EN. ATUL KATKAR
Reg No. – AM1708689

Enclosed :

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

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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 31/12/2025 (date of Registration)	**Rs. 3,72,45,875/-**
2	Cost incurred as on 31/12/2025 (based on the Estimated cost)	**Rs. . 2,97,96,700/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**80%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 74,49,175-**
5	Cost Incurred on Additional /Extra Items as on 30/06/2025 not included in the Estimated Cost (as per Annexure A)	**Rs. 0/-**

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*** 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. (*) Quality survey can be done by office of Engineer or can be done by an independent Quality 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.

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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 & External Development works including amenities & facilities in the layout as on 31/12/2025	**Rs. 3,72,45,875/-**
2	Cost incurred as on 31/12/2025 (based on the Estimated cost)	**Rs. ,2,97,96,700/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**80%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 74,49,175-**
5	Cost Incurred on Additional /Extra Items as on 30/06/2025 not included in the Estimated Cost (as per Annexure A)	**Rs. 0/-**

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*** 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. (*) Quality survey can be done by office of Engineer or can be done by an independent Quality 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.

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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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Table C

Statement for calculation of Receivables from the Sales of the Real Estate

Project Sold Inventory

S. No.	Flat No.	Carpet Area (in. sq. mtrs)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)
1	102	85.763	- NIL - (Allotted to Land Owner)	0.00	0.00
2	202	85.763	- NIL - (Allotted to Land Owner)	0.00	0.00
TOTAL		171.526	- NIL - (Allotted to Land Owner)	0.00	0.00

* Unit consideration as per agreement/letter of allotment and amount received does not include pass through charges and indirect taxes.

Unsold Inventory

Ready Recknor Rate as on the date of Certificate of the Residential / Commercial premises is Rs. 45,580/- per sq. mtrs.

S. No.	Flat No.	Carpet Area (in sq. mtrs.)	Unit Consideration (As per Ready Reckoner Rate)
(1)	(2)	(3)	(4)
1	101	88.456	40,31,825
2	201	88.456	40,31,825
3	301	56.300	25,66,154
4	302	56.208	25,61,960
5	303	58.049	26,45,873
6	401	56.300	25,66,154
7	402	56.208	25,61,960
8	403	58.049	26,45,873
9	501	56.300	25,66,154
10	502	56.208	25,61,960
11	503	58.049	26,45,873
12	601	56.300	25,66,154
13	602	56.208	25,61,960
14	603	58.049	26,45,873
TOTAL		859.14	3,91,59,598

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