

**N. B. LANDE**

**Project Engineer (DCE)**

Mob No. 9764465443

Address :- 59, Kharbi Road, Maa Bhawani Nagar, Wathoda,  
Nagpur-440034.

Civil Construction

Layout Development

Building Works

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**Form 2**

**[See Regulation 3]**

**ENGINEER'S CERTIFICATE**

**DATE. 27/01/2025**

To,

**PPJ PROPERTIES PRIVATE LIMITED.**

Prince castle, Plot No. 105, 1st & 2d Floor, Gajanan Nagar,  
Opp, Madhav Netralay Wardha Raod, Nagpur- 440015.

Subject :- Certificate of Cost Incurred for Development of **[Mauli Town –30]** Project (Maha RERA Registration Number) situated on the land bearing Survey no. **30** demarcated by boundaries by survey no. 31 to the North, 15.00 MTR Pandhan Road to the South, survey no. 39 to the East, survey no. 29 to the West of Division – Nagpur, Village– Bothali, Taluka – Nagpur (Gramin), Distinct – Nagpur, Total admeasuring 1.21 Hec .Being developed by **PPJ PROPERTIES PRIVATE LIMITED.**

Sir,

I, **N. B. Lande** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being entire project Survey No. **30** of Division – Nagpur, Village– Bothali, Taluka – Nagpur (Gramin), Distinct – Nagpur admeasuring 1.21 Hec Being developed by **PPJ PROPERTIES PRIVATE LIMITED.**

1. We have estimated the cost 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. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer / Consultants and the Schedule of items and quantity for the entire work as calculated by **Mr. N. B. Lande, Quantity Surveyor\*** appointed by Developer/Engineer, and the assumption of the cost of the cost material, labor and other inputs made by

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developer, and the site inspection carried out by us to ascertain / confirm the above analysis given to us.

2. We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 2,61,17,800/- ( 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 apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement to sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s) / Wing(s) / Layout / Plotted Development from the **NMRDA** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at **Rs.0/- (Total of Table A and B)**. The amount of Estimated Cost Incurred is calculated on the basis of input materials / services used & unit cost of these items.
4. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartment and proportionate completion of internal & external works, as per specifications mentioned in agreement to sale of the Project is estimated at **Rs. 2,61,17,800/- (Total of Table A and B)**
5. I Certify that cost for the Civil / MEP / Allied Work for the apartment and proportionate completion of internal & external works, as per specifications mentioned in agreement to sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below.

**Table A**  
**Mauli Town –30**

| Sr. No. | Particulars                                                                                          | Amount (In Rs.) |
|---------|------------------------------------------------------------------------------------------------------|-----------------|
| 1.      | Total Estimated Cost of Building / Wing / Layout / Plotted Development As On Date Of Registration is | Not Applicable  |
| 2.      | Cost Incurred between                                                                                | Not Applicable  |
| 3.      | Work Done In Percentage (As Percentage Of Estimated Cost)                                            | Not Applicable  |
| 4.      | Balance Cost To Be Incurred (Based on Estimated Cost)**                                              | Not Applicable  |
| 5.      | Cost Incurred In Additional / Extra Item between not included in the Estimated Cost (Table – C)      | Not Applicable  |

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**Table B**

Internal & External Development Works in Respect of the Registered Phase

| Sr. No. | Particulars                                                                                                          | Amounts           |
|---------|----------------------------------------------------------------------------------------------------------------------|-------------------|
| 1.      | Total Estimated Cost of the Internal and external Development Works including amenities and facilities in the layout | Rs. 2,61,17,800/- |
| 2.      | Cost Incurred as on                                                                                                  | Nil               |
| 3.      | Work Done In Percentage<br>(As Percentage Of Estimated Cost)                                                         | 0 %               |
| 4.      | Balance Cost To Be Incurred (Based on Estimated Cost)                                                                | Rs. 2,61,17,800/- |
| 5.      | Cost Incurred In Additional / Extra Item as between not included in the Estimated Cost (Table - C)                   | Not Applicable    |

Agreed and Accepted by:



**Shri. Pratik Rajesh Saraogi**

Signature Partner/ Authorized Signatory  
**PPJ PROPERTIES PRIVATE LIMITED**

Yours Faithfully,

**N. B. LANDE**



**N.B .LANDE**

Name of Engineer & Signature  
Agreed and Accepted by: