

MAHESH BALPANDE

CIVIL ENGINEER

Flat No. 902, I Wing, JAYANTI NAGAR - VII, Besa Pipla Road, Nagpur - 440037

Mob: 7387674435, Email ID: maheshbalpande22@gamil.com

ENGINEER'S CERTIFICATE

Date: 12-04-2026

Maha Rera Registration No : P50500081022

Project Name : ELITE GREENS

Developer Name : Elite Ventures

To,

Elite Ventures,

Flat no 501, Mayfair apartment,

Congress nagar, Nagpur,

Nagpur - 440012.

Subject: Elite Greens – Cost incurred for Development of Layout work of Drugdhamna 156/2, having Maha Rera Registration No P50500081022 being Developed by Elite Ventures.

Sir

1. I/We Mahesh Balpande, have undertaken assignment as Licensed Project Management consultant of Certifying Cost of Completion of Layout work of Drugdhamna 156/2 having Maha Rera Registration No P50500081022 being Developed by Elite Ventures.
2. Based on the Site Inspection, with respect to the Layout of the aforesaid Real Estate Project, I certify that as on date of this Certificate, the Cost of work done for Layout of the Real Estate Project under Maha rera.

3. We estimate total estimated cost of completion of the aforesaid project mentioned under reference at Rs.3,88,50,000/- (Total of Table A and B) at the time of Registration.
4. The estimated cost incurred from 16-10-2025 to 31-12-2025 is calculated Rs. 1,04,33,075 /-
5. I certify that the cost of Civil, Mep, Allied work for layout 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 / Wing / Layout / Plotted Development bearing number_____ or called _____ (to be prepared separately for each building /Wing / layout /Plotted Development of the Real Estate project)

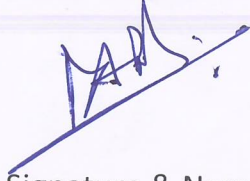
S.no	Particulars	Amount in Rs.
1	Total Estimated Cost of the Internal and External Development Works including amenities and facilities in the layout as on date of Registration is	
2	Cost incurred as on date of certificate	
3	Work done in Percentage (as Percentage of the estimated cost)	
4	Balance cost to be incurred (Based on estimated cost)	
5	Cost incurred on Additional / Extra items not included in the Estimated cost (Table c)	

TABLE B

Internal & external Development Works in Respect of the Registered Phase

S.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 date of Registration is	3,88,50,000
2	Cost incurred as on date of certificate	1,04,33,075
3	Work done in Percentage (as Percentage of the estimated cost)	27%
4	Balance cost to be incurred (Based on estimated cost)	2,84,16,925
5	Cost incurred on Additional / Extra items not included in the Estimated cost (Table c)	Nil

Yours Faithfully,



Signature & Name (IN BLOCK LETTERS) of Project Management consultant

Mr. Mahesh Balpande

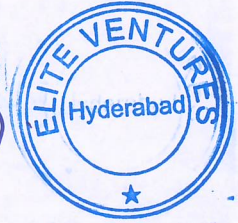
Local Authority License Number : NIT/BE (W)/4695/528

Agreed & Accepted by: 

Signature of Developer

Elite Ventures

Date : 12-04-2026



Note:

The scope of work is to complete Registered Real estate project as per drawings approved from time to time as per specifications mentioned in the Agreement to sale.

(*) Quantity survey 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 person in the office of Engineer, who is responsible, for the quantity calculated should be mentioned at the place marked(*)

(**)Balance cost to be incurred (4) May vary from difference between Total estimated cost (1) & actual cost incurred (2) due to deviation in quantity required /escalation of cost etc. As this is an estimated cost any deviation quantity required for the Development of Real estate project will result in an amendment of the cost incurred / to be incurred

All components of work with specifications are indicative & not exhaustive.

Please specify if there are any deviations /qualifications. Example: Any deviation in input material used from specifications in Agreement of sale.

Table C

List of Extra/Additional/ Deleted Items considered in Cost

(Which were not part of the original estimate of Total cost)

S.no	Particulars	Amount in Rs.
	Nil	