Narendra T. Gotmare

Engg. & Contractors

Add. : Flat No. 401, Shivarpan Appartment, Bazar chowk, Jaitala Road, Nagpur - 36

Email Id : ntgotmare80@gmail.com Mobile No. +91 9823719274

Annexure-B

Form- 2

[See Regulation 3]

ENGINEER'S CERTIFICATE

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

DATE: 02/07/2026

To,
M/s. ANAND INFRA,
Partner Shri. Kailash Gangadhar Thakre & others,
Plot No 09, Aadarsh Nagar,
Umred Road, Dighori,
Nagpur-440034.

Subject :- Certificate of Cost incurred for Development Work of the entire Project "ANAND GLORY II" [MahaRERA Registration Number- P50500081099] situated on the land bearing Khasra No 104/1, Mouza- Umargaon, at Village Umargaon, Tah. Nagpur Gramin, District-Nagpur, by M/s. ANAND INFRA, through its Partners. {April 2026 to June 2026}

Dear Sir,

I, **Mr. NARENDRA T. GOTMARE** have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project **"ANAND GLORY II"** having **[MahaRERA Registration Number-P50500081099]**, being developed by **M/s. ANAND INFRA, through its Partners.**

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. NARENDRA T. GOTMARE** , Quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of the cost material, labor and other inputs made by 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. 2,97,03,104/- (Rupees Two Crore Ninety seven Lacs Three thousand and One hundred and Four only) (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

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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 occupancy 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. 1,68,50,000/- (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. 1,28,53,104/- (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
M/S. ANAND INFRA

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	NIL
3.	Work Done In Percentage (As Percentage Of Estimated Cost)	Not Applicable
4.	Balance Cost To Be Incurred (Based on Estimated Cost)**	0 %
5.	Cost Incurred In Additional / Extra Item between not included in the Estimated Cost (Table – C)	NIL

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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 Building / Wing / Layout / Plotted Development As On Date Of Registration is	**Rs. 2,97,03,104/-**
2.	Cost Incurred between	**Rs. 1,68,50,000/-**
3.	Work Done In Percentage (As Percentage Of Estimated Cost)	56.73 %
4.	Balance Cost To Be Incurred (Based on Estimated Cost)**	**Rs. 1,28,53,104/-**
5.	Cost Incurred In Additional / Extra Item between not included in the Estimated Cost (Table – C)	NIL

Accepted and agreed by

M/s. ANAND INFRA through its Partners

NARENDRA T GOTMARE NAGPUR

Yours Faithfully,

Shri. Kailash Gangadhar Thakre

ANAND INFRA NAGPUR

Mr. NARENDRA T. GOTMARE

Note:

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1. The scope of work is to complete Registered Real Estate Project as per

drawings approved from time to time and as per specifications mentioned in agreement of sale.

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. (**) Balance Cost to be incurred (4) may vary from Difference between

Total estimated cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this 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.

4. All the components of work with specifications are indicative and not exhaustive.
5. 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)

Sr. No.	List of Extra/ Additional/ Deleted Items	Amount (In Rs.)
01	Not Applicable	Not Applicable
02	Not Applicable	Not Applicable