Mr. Avinash S. Wadgaonkar
Consulting Engineer & Valuer.

FORM-2
ENGINEER'S CERTIFICATE

(To be submitted for withdrawal of Money from Designated Account- Project wise- March 2025)

Date: 20.04.2025

To

Dhariwal and Chhoriya Developers LLP,
Chhoriya Realty, Office No 401, 4th Floor Adinath Shopping Center, Adinath Society, Pune Satara Road, Opp Hotel Panchami, Pune 411037.

Subject: Certificate of Cost Incurred for Infrastructural Development Work of Chhoriya Fortune City, Sindhi Meghe Wardha Plotting - Phase 1 having MahaRERA Registration Number: P50400027889 being developed by Dhariwal and Chhoriya Developers LLP.

Sir,

1. I **Avinash S. Wadgaonkar** have undertaken assignment of certifying Estimated Cost for **Chhoriya Fortune City, Sindhi Meghe Wardha Plotting - Phase 1** having MahaRERA Registration Number: **P50400027889** being developed by Dhariwal **and Chhoriya Developers LLP.**
2. We have estimated the cost of Civil, MEP, and allied works required for completion of the Development works, Proposed In said Layout 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 **Mr. Dinesh Y. Moundekar** Quantity Surveyor* appointed by Developer/ Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us to ascertain/confirm the above analysis given to us.
3. We estimate Total Estimated Cost of completion of the Infrastructural work in the aforesaid project under reference as **Rs 1,39,01,203** (Total of Table 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 project as per specifications mentioned in agreement of sale and for the purpose of obtaining completion certificate for the plotted Development from the **Wardha Town Planning** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 1,05,64,915 (**Total of Table B). The amount of Estimated Cost Incurred is calculated on the basis of input materials/Services used and unit cost of these items.
5. The Balance cost of Completion of the Civil, MEP, and Allied works in the layout, as per Specifications mentioned in agreement of sale, of the project is estimated at **Rs. 33,36,289** (Total of Table B).
6. I certify that the Cost of the Civil, & development and allied work for in the layout, as per Specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table B below:

FORM-2 (TABLE B)

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

Chhoriya Fortune City - Sindhi Meghe Wardha Plotting Phase -1

Sr. No	Particular		Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and facilities in the layout. Date of Registration is 10.01.2021	Rs.	13901203
2	Cost incurred as on 31.03.2025 (based on the Estimated cost)	Rs.	10564915
3	Work done in percentage (As percentage of the estimated cost)	%	76%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.	3336289
5	Cost Incurred on 31.03.2025 Additional/ Extra Items as on not included in the Estimated Cost (Annexure A)	Rs.	0

Yours Faithfully

Mr. A.S. Wadgaonkar Engineer and Valuer ★ Reg.No. A-17089

Avinash S. Wadgaonkar

Agreed and accepted by,

Signature of Promoter
Name: Anmol K. Chhoriya

*** 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 find dependent 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.