P. T. MASE & ASSOCIATES
AN ISO 9001 : 2015 COMPANY
CONSULTING CIVIL ENGINEERS
& STRUCTURAL ENGINEERS

- ✓ Project Management Consultants
- ✓ Structural Audit & Assessment Division
- ✓ Civil Engineering Laboratory and Research Centre
- ✓ Engineers & Planning Consultants

Dr. D. P. Mase
B.E. (Civil), M.Tech. (Struct.),
Ph.D., F.I.E., M.I.C.I.,
M.A.C.I., M.A.C.E.
CHARTERED ENGINEER

NAGPUR : 240, B-1, BAJAJ NAGAR, NAGPUR - 440 010 (INDIA)
MUMBAI : 101, CAMELIA 'A' WING, VASANT OASIS, MAROL,
ANDHERI (EAST), MUMBAI - 400 069 (INDIA)
Tel. : 91 (0712) 2233430, 2234979
Email : dilip.mase@gmail.com, dpmase@rediffmail.com

Ref. No. _____ Date : _____

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 : 02/04/2025

To,
Gungara Balaji Venture
Through its authorized Directors
1). Sachin madhusudan Singhania
2). Kishor Vishwanath Bhoot.

Subject : Certificate of Cost Incurred for Development of City Center No. of Building(s) 1 of the Only Phase of the Project [New Registration] situated on the Plot bearing C.N. No/CTS No./Survey no./ Final Plot no.1/3,1/4,1/5, Survey no. 47-48/2/1 demarcated by its boundaries (latitude and longitude of the end points) 24.0 M Wide Road to the North Open Space to the South 12.0 M Wide Road to the East Plot No. 1/2 to the West of Division: Chinchala, Wardha Village: -------- Taluka: Wardha District: Wardha PIN: 442001 admeasuring 5087.86 sq.mts. area being developed by Gungara Balaji Venture.

Ref: MahaRERA Registration Number New Registration

Sir,

I/ We Dr. D. P Mase have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, of 01 No. of Building(s) 1 of the Only Phase of the Project [New Registration] situated on the Plot bearing C.N. No/CTS No./Survey no./ Final Plot no.1/3,1/4,1/5, Survey no. 47-48/2/1 demarcated by its boundaries (latitude and longitude of the end points) 24.0 M Wide Road to the North Open Space to the South 12.0 M Wide Road t to the East Plot No.1/2 to the West of Division: Chinchala, wardha Village: ------- Taluka: Wardha District: Wardha PIN 442001 admeasuring 5087.86 sq.mts. area being developed by Gungara balaji Venture.

1. Following technical professionals are appointed by Owner / Promoter :-

(i) M/s/Shri/Smt Rohit Punshi as L.S. / Architect ;

(ii) M/s/Shri /Smt Dr. D.P. Mase as Structural Consultant

(iii) M/s /Shri / Smt N.A as MEP Consultant

(iv) M/s /Shri / Smt N.A as Quantity 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 NA (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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 22,00,00,000.00 /-(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 the

Town Planning wardha being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost incurred till date is calculated at Rs. 3,27,36,000.00/-(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 Town Planning wardha (planning Authority) is estimated at Rs. 18,72,64,000.00/-(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 below :

TABLE A

Building /Wing bearing Number A

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated cost (including On Site & Off Site of the building/wing as on 02/04/2025 is	22,00,00,000.00/-
2.	Cost incurred as on 02/04/2025 (based on the estimated cost)	Nil
3.	Work done in Percentage (as Percentage of the estimated cost)	14.88 %
4.	Balance Cost to be Incurred (Based on estimated Cost)	18,72,64,000.00/-
5.	Cost Incurred on Additional /Extra Items as on 02/04/2025 not included in the estimated Cost (Annexure A)	3,27,36,000.00/-

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 and External Development Works including amenities and Facilities in the layout as on 02/04/2025 is	-----
2	Cost incurred as on 02/04/2025 (based on the Estimated cost)	-----
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on estimated Cost)	-----
5	Cost Incurred on Additional /Extra Items as on 02/04/2025 not included in the estimated Cost (Annexure A)	-----

Yours Faithfully

Dr. Dilip P. Mase

From : P. T. Mase & Associates

Name of Engineer

Signature of Engineer

(Licence No.....)

Stamp

CHARTERED ENGINEER
DR. D.P MASE
F-117583-8

*** 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 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.

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

Nil