SANGHI CONSULTING ENGINEERS (I) PVT. LTD.
PROJECT MANAGEMENT | ARCHITECTURE | M.E.P | VALUATION
101, Laxmi Keshav Apartments, Near Park corner, Dhantoli, Nagpur -440012
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FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Date :01.10.2023

To

TheRadhaMadhav Developers
125, Ward No. 3, Abhyankar Road,
Sitabuldi, Nagpur – 440 012.

Subject: Certificate of Cost Incurred for Development of Vrindavan – Gokul for Construction of 4 building(s) /Wing(s) situated on the Plot bearing C.N. No/CTS No./Survey no. 38 of Mouza – Wagdhara, Tah.-Hingna, Dist.- Nagpur, having MahaRERA Registration No. P50500000854 being developed by M/s RadhaMadhav Developers.

Sir,

1. I M/s. Sanghi Consulting Engineers India Pvt. Ltd. have undertaken assignment of certifying Estimated Cost for Vrindavan – Gokul for Construction of 4 Building(s), Wing(s) – A, B, C, D situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot no. 38 of village- Wagdhara,taluka- Hingna, District – Nagpur, PIN – 441122, admeasuring 17000.00 sq.mts. area being developed by M/s RadhaMadhav Developers.

2. We have estimated the cost of Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal and external works of the project as per specifications mentioned in agreement for sale. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer/Consultants. The Schedule of items and quantity for the entire work as calculated by Shri Krunal Bhannare quantity Surveyor* appointed by Developer/Engineer. The

SUSHIL SANGHI
Chartered Engineer, Reg. No. AM/82114/7
Govt. Reg. Valuer - Cat. VII/115/2010-11
Approved Valuer, Reg. No. F-10256
56, Shivaji Nagar, Nagpur - 440 010

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 aforesaid project under reference as Rs.46,99,54,010.93/- (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 the apartments and proportionate completion of internal and external work, as per specifications mentioned in agreement for sale and for the purpose of obtaining occupation certificate / completion certificate for the building(s)/ wing(s) Developement from the NMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.42,56,88,159.36 /-(Total of Table A and 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 for completion of the Building(s) and apartments and proportionate completion of internal and external work, as per the specifications mentioned in agreement for sale, of the project is estimated at Rs. **4,42,65,851.57** /- Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external works, as per specifications mentioned in agreement for sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

Building /wing called A, B, C, D

Wing A		
Sr. No.	Particulars	Amounts

1	Total estimated cost of the building/ wing as on…….. Date of registration is	Rs. 99009784.75/-
2	cost incurred as on …….. (based on the estimated cost)	9,90,09,784.75 /-
3	Work done in percentage (as percentage of the estimated cost)	100%
4	Balance cost to be incurred (based on estimated cost)	Rs. 0/-
5	Cost incurred on additional/ extra items as on …….. Not included in the estimated cost (Annexture A)	0

Wing B		
Sr. No.	Particulars	Amounts
1	Total estimated cost of the building/ wing as on…….. Date of registration is	Rs. 97949832.14/-
2	cost incurred as on …….. (based on the estimated cost)	Rs. 9,79,49,832.14 /-
3	Work done in percentage (as percentage of the estimated cost)	100%
4	Balance cost to be incurred (based on estimated cost)	Rs. 0/-
5	Cost incurred on additional/ extra items as on …….. Not included in the estimated cost (Annexture A)	0

Wing C		
Sr. No.	Particulars	Amounts

1	Total estimated cost of the building/ wing as on…….. Date of registration is	Rs.97949832.14/-
2	cost incurred as on …….. (based on the estimated cost)	Rs. 9,79,49,832.14
3	Work done in percentage (as percentage of the estimated cost)	100%
4	Balance cost to be incurred (based on estimated cost)	Rs.0/-
5	Cost incurred on additional/ extra items as on …….. Not included in the estimated cost (Annexture A)	0

Wing D		
Sr. No.	Particulars	Amounts
1	Total estimated cost of the building/ wing as on…….. Date of registration is	Rs.105044561.9/-
2	cost incurred as on …….. (based on the estimated cost)	6,88,56,710.33 /-
3	Work done in percentage (as percentage of the estimated cost)	65.55%
4	Balance cost to be incurred (based on estimated cost)	Rs. 3,61,87,851.57 /-
5	Cost incurred on additional/ extra items as on …….. Not included in the estimated cost (Annexture A)	0

TABLE B

Sr. No.	Particulars	Amounts

1	Total estimated cost of the Internal & External Development Works including amenities and facilities in the layout as on ..... Date of registration is	Rs. 7,00,00,000/-
2	cost incurred as on ..... (based on the estimated cost)	Rs. 6,19,22,000/-
3	Work done in persentage (as persentage of the estimated cost)	88.46%
4	Balance cost to be incurred (based on estimated cost)	Rs. 80,78,000/-
5	Cost incurred on additional/ extra items as on ..... Not included in the estimated cost (Annexture A)	Rs. 0

Yours Faithfully

Signature of Engineer

SUSHIL SANGHI
Chartered Engineer, Reg. No. AM/82114/7
Govt. Reg. Valuer - Cat. VII/115/2010-11
Approved Valuer, Reg. No. F-10256
56, Shivaji Nagar, Nagpur - 440 010

(Licence No.....)

Agreed and accepted by

Signature of Promoter

Name:

Date:

*** Note**

1. The scope of work is to complete entire 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 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.

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

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

TABLE C

List of Extra / Additional/Deleted Items considered in Cost