FORM-2 [see Regulation 3]
ENGINEER'S CERTIFICATE

Date 4th April 23

To
Sandeep Dwellers Pvt. Ltd.
3C, Gulmohar, Temple Road,
Civil Lines, Nagpur - 440001

Subject: Certificate of Cost Incurred for Development of SPDL Paradise II – C Wing having MahaRERA Registration Number -P50500006021 being developed M/s. Sandeep Dwellers Pvt. Ltd.

Sir,
I, Aman Kumar Singh, have undertaken assignment of certifying Estimated Cost for **SPDL Paradise II – C Wing having MahaRERA Registration Number -P50500006021 being developed M/s. Sandeep Dwellers Pvt. Ltd.**

2. We have estimated the cost of 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 the 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. The Schedule of items and quantity required for the entire work as calculated by Aman Kumar Singh Quantity Surveyor* appointed by Developer/Engineer, 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 aforesaid project under reference as **Rs 5,80,57,944/-** (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 & External works, as per specifications mentioned in the agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the buildings / wings from the Nagpur Improvement Trust / Nagpur Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 4,50,59,349/-** (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 apartments and proportionate completion of Internal & External works of the project as per specifications mentioned in the agreement of sale, of the project is estimated at **Rs 1,29,98,595/-** (Total of Table A and B).

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

Building / Wing bearing Number **C**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of registration is	5,22,78,750
2	Cost incurred as on certificate date is	4,18,23,000
3	Work done in Percentage (as Percentage of the estimated cost)	80%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,04,55,750
5	Cost Incurred on Additional /Extra Items certificate date is not included in the Estimated Cost (Annexure A)	NIL

TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of registration is	57,79,194
2	Cost incurred certificate date is (based on the Estimated cost)	32,36,349
3	Work done in Percentage (as Percentage of the estimated cost)	56.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	25,42,845
5	Cost Incurred on Additional /Extra Items as on certificate date is the Estimated Cost (Annexure A)	NIL

Yours Faithfully

AAJ Engineers & Consultants Pvt. Ltd.

Signature of Engineer
Aman Kumar Singh
(License No. IASE-M-179)

Director

Agreed and Accepted by

Signature of Promoter Name: M/s. Sandeep Dwellers Pvt. Ltd.
Date: 4th April 2023

*** Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time as per specifications mentioned in agreement to 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 and Actual Cost incurred 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.

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 Itesms	Amount (Rs.)
NIL	NIL	NIL