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

Date: 5th October 2024

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

Subject: Certificate of Cost Incurred for Development
Project: SPDL Greens II
MahaRERA No: P50500007483

Sir,
I, Prasanna Kulkarni, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under MahaRERA, being 2 Buildings of the First Phase situated on the plot bearing C.N. No/CTS No./ Survey No. 23 Sheet No.915/20, Kh. No. 13-15/1 and 13-15/2, Mouza Wanjara, of Division Nagpur, Village Nagpur (M Corp.) Taluka Nagpur (Urban) District Nagpur PIN 440026 admeasuring 2818.59 sq.mts. area being developed by Sandeep Dwellers Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter:-
   a. Shri Rahul Agarwala as L.S. / Architect
   b. Shri Prasanna Kulkarni as Structural Consultant
   c. Shri Rahul Agarwala as MEP Consultant
   d. Shri Prasanna Kulkarni 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 Prasanna Kulkarni 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. 3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs, 9,09,09,809 (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 _Nagpur Improvement Trust being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 2,78,30,940 (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 _Nagpur Improvement Trust (planning Authority) is estimated at Rs 6,30,78,869 (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**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	4,08,65,985
2	Cost incurred as on (based on the Estimated cost)	1,26,68,455
3	Work done in Percentage (as Percentage of the estimated cost)	31%
4	Balance Cost to be Incurred (Based on Estimated Cost)	2,81,97,530
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	NIL

Building / Wing bearing Number C

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	4,37,74,182
2	Cost incurred as on (based on the Estimated cost)	1,35,69,996
3	Work done in Percentage (as Percentage of the estimated cost)	31%
4	Balance Cost to be Incurred (Based on Estimated Cost)	3,02,04,186
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	NIL

TABLE
B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 29/07/17 date of Registration is	62,69,642
2	Cost incurred as on 29/07/17 (based on the Estimated cost)	15,92,489
3	Work done in Percentage (as Percentage of the estimated cost)	25%
4	Balance Cost to be Incurred (Based on Estimated Cost)	46,77,153
5	Cost Incurred on Additional /Extra Items as on 29/07/17 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

Signature of Engineer
Prasanna Kulkarni
(License No. .....)

Prasanna Kulkarni
M.Tech. Structures
Chartered Structural Engineer

* 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.