FORM-2

ENGINEER'S CERTIFICATE

Date: **29-06-2024**

To,

Goel Ganga Infrastructure and Real Estate Pvt. Ltd
3rd floor San Mahu Complex, Opp. Poona Club,
5 Bund Garden Road, Camp,
Pune - 411001

Subject:Certificate of Cost Incurred for Development of "WTC Nagpur"
Project - WTC Nagpur GroundFloor and First Floor,Building – GS GROUND FLOOR WING A,B AND C,GS FIRST FLOOR WING A,B AND CSituated at CTS Nos. 3118, 3120, 3121 and 3124, BUTY MAHAL, Khasra Nos. 315 P and 320 Ward No.3, Sitabuldi Nagpur**being developed by Goel Ganga Infrastructure and Real Estate Pvt. Ltd**
Sir,

1. **I, Anand Shirsat** have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project registered under MAHARERA registration no - P50500011388**"WTC Nagpur''Project - Glocal Square Ground Floor and First Floor,Building – GS GROUND FLOOR WING A,B AND C,GS FIRST FLOOR WING A,B AND C Situated at** CTS Nos 3118, 3120, 3121 and 3124, BUTY MAHAL, Khasra Nos. 315 P and 320 Ward No.3, Sitabuldi Nagpur. **being developed by Goel Ganga Infrastructure and Real Estate 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 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. The Schedule of items and quantity required for the entire work as calculated by **Achyutrao Yadav** Quantity Surveyor* appointed by Developer, 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 building(s) of the aforesaid project** under reference as**Rs.31, 98, 58,947/-(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 theNMCbeing the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The **Estimated Cost Incurred till date** is calculated at **Rs.19, 30, 02, 008/-(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 for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the Project is estimated at **Rs.12, 68, 56,939/-(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

"WTC Nagpur"

Project - Glocal Square Ground Floor and First Floor

Building – GS GROUND FLOOR WING A,B AND C

Sr No	Particular	Amount
1	Total estimated Cost of Building as on date of registration is	**Rs.15,55,45,002 /-**
2	Cost incurred as on **29-06-2024** (based on estimated Cost)	Rs. **11,96,78,134**/-
3	Work Done In % (As % of estimated cost)	**76.94 %**
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. **3,58,66,868**/-
5	Cost Incurred on Additional/ Extra items as on not included in estimated Cost (Annexure A)	

Project - WTC Nagpur Ground Floor and First Floor

GS FIRST FLOOR WING A, B AND C

Sr. No	Particular	Amount
1	Total estimated Cost of Building as on date of registration is	**Rs.15,65,03,133/-**
2	Cost incurred as on **29-06-2024** (based on estimated Cost)	Rs. **12,14,51,387**/-
3	Work Done In % (As % of estimated cost)	**77.60 %**
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs.**3,50,51,746**/-
5	Cost Incurred on Additional/ Extra items as on not included in estimated Cost (Annexure A)	

TABLE B

"WTC Nagpur" Ground & First floor

Sr No	Particular	Amount
1	Total Estimated cost of the Internal and External Development Works including Amenities and Facilities in the layout as on Date of registration	**Rs. 78,10,812 /-**
2	Cost incurred as on **29-06-2024** (based on estimated Cost)	**Rs. 48,84,255 /-**
3	Work Done In % (As % of estimated cost)	**62.53%**
4	Balance Cost to be incurred (Based on Estimated Cost)	**Rs.29,26,556 /-**
5	Cost Incurred on Additional/ Extra items as on not included in estimated Cost (Annexure A)	

Yours faithfully,

Anand Shirsat

Annexure A – List of Additional Item executed with Cost if any - NA

Agreed and Accepted by:

Authorized Signatory

Date: 29-06-2024

1. The scope of work is to complete Registered 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 Developers, 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 Different 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.

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

6. 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

(Which were not part of the original Estimate of Total Cost)

Sr. No.	List of Extra/Additional/Deleted Items	Amount (InRs.)
1.		
2.		