FORM-2

ENGINEER'S CERTIFICATE

Date: 31-12-2021

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 "Glocal Square"
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.

Demarcated by its boundaries
East –Nala
West-Abhyankar road
North- 18 m wide Existing Sitabuldi Road
South- NMC School

Admeasuring 10293.11 Sq.mts. area being developed by Goel Ganga Infrastructure and Real Estate Pvt Ltd
MAHARERA registration No –P50500011388

Sir,

I Anand Shirsat have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project registered under MAHARERA registration no -P50500011388

Project - Glocal Square Ground Floor and First Floor

Building – Ground Floor and First Floor

Situated at CTS Nos 3118, 3120, 3121 and 3124, BUTY MAHAL , Khasra Nos. 315 P and 320 Ward No.3, Sitabuldi Nagpur. **Admeasuring 10293.11 Sq.mts. area being developed by Goel Ganga Infrastructure and Real Estate Pvt Ltd**

1. Following technical professionals are appointed by Owner / Promoter :-
   - **(i)** **M/ S ashok mokha architects as Architect**
   - **(ii)** **M/S JW Consultants LLP as Structural Consultant**
   - **(iii)** **M/s Unicorn MEP services Consultancy as Plumbing and Electrical Consultant**
   - (iv) Shri Nishant Bhosale as Quantity Surveyor

1. 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 Shri Nishant Bhosale quantity Surveyor* appointed by Developer and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

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

The **Estimated Cost Incurred till date** is calculated at **Rs. 16, 42, 09,020 /- (Total of table A and B)** .The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

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 NMC is estimated at Rs. 15,56,49,927 /- **(Total of table A and B)**

2. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as

completed on the date of this certificae is as given in Table A and B below :

TABLE A

"Glocal Square "

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 31-12-2021 (based on estimated Cost)	Rs. 8,66,62,084 /-
3	Work Done In % (As % of estimated cost)	55.72 %
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 6,88,82,918/-
5	Cost Incurred on Additional/ Extra items as on not included in estimated Cost (Annexure A)	

Project - Glocal Square 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 31-12-2021(based on estimated Cost)	Rs. 7,71,30,314/-
3	Work Done In % (As % of estimated cost)	49.28%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 7,93,72,819/-
5	Cost Incurred on Additional/ Extra items as on not included in estimated Cost (Annexure A)	

TABLE B

"Glocal Square " 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 31-12-2021 (based on estimated Cost)	Rs. 4,16,623 /-
3	Work Done In % (As % of estimated cost)	5.33%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 73,94,189/-
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