FORM-2

ENGINEER'S CERTIFICATE

Date: 15-09-2021

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. 15, 90, 97,470 /- (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. 16,07,61,477 /- (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 01.07.2021 (based on estimated Cost)	Rs. 8,18,26,301 /-
3	Work Done In % (As % of estimated cost)	52.61 %
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 7,37,18,701/-
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 01.07.2021 (based on estimated Cost)	Rs. 7,68,54,546/-
3	Work Done In % (As % of estimated cost)	49.11%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 7,96,48,586/-
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 01.07.2021 (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