MAHESH BALPANDE
CIVIL ENGINEER
Third Floor, N.K.Y. Towers, Ajani Square Wardha Road, Nagpur - 440015
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Annexure – B

FORM – 2
[See Regulation 3]
ENGINEER'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for Withdrawal of Money from Designated Bank Account)

Date: 26/09/2023

To,
The Tirupati Developers,
3rd Floor NKY Towers, Ajani Square,
Wardha Road,
Nagpur - 440015

Subject:Certificate of Cost Incurred for Development of of **Rajatbhoomi 4** having MahaRERA Registration Number P50500022256 being Developed by Tirupati Developers.

Sir,

1 Tirupati Developers have undertaken assignment of Certifying Estimated Cost for **Rajatbhoomi 4** having MahaRERA Registration Number P50500022256 being Developed by Tirupati Developers.

2 We have estimated the cost of Civil, MEP and Allied Works required for completion of the apartments & proportionate completion of internal & external works of the Project as per the 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 Developers / Consultants. The Schedule of Items & Quantity required for the entire work as calculated by **Mr. Mahesh Balpande** Project Manager (Civil)* appointed by the Developer/Engineer, the assumption of the cost of material, labour & other inputs made by the 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 mentioned under reference at ₹ **94,10,087.00** (Total of Table A & B) at the time of Registration. The estimated Total Cost of Project is with reference to the Civil, MEP & Allied Works completion of the apartments & proportionate completion of internal & external works, as per the specifications mentioned in the Agreement of Sale & for the purpose of obtaining Occupation Certificate / Completion Certificate for the Building(s) / Wing(s) / Layout / Plotted Development from the NMRDA being the Planning Authority under whose jurisdiction the aforesaid Project is being implemented.

4 The Estimated Cost incurred till date is calculates to ₹ **89,39,582.00** (Total of Table A & B). The Amount of Estimated Cost Incurred is calculated on the basis of input materials / services used & unit cost of these items.

5 The Balance Cost of completion of the Civil, MEP & Allied Works for completion of Apartments & proportionate completion of internal & external works, as per specifications mentioned in Agreement of Sale, of the aforesaid Project is estimated at ₹ **4,70,505.00** (Total of Table A & B).

6 I Certify that the cost of Civil, MEP & Allied Work for apartments & proportionate internal & external works, as per the specifications mentioned in Agreement of Sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A & B below:

TABLE – A

Building / Wing / Layout / Plotted Development bearing Number _____ or called _____ (to be prepared separately of each Building / Wing / Layout / Plotted Development of the Real Estate Project)

S. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of Building / Wing / Layout / Plotted Development as on date of Registration is	
2	Cost incurred as on date of Certificate	
3	Work Done in Percentage (as Percentage of Estimated Cost)	
4	Balance Cost to be incurred ** ((based on Estimated Cost)	NA
5	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	

Note : Not applicable in case of Projects in Plotted Development and Sale of Land

TABLE – B

Internal & External Development Works in respect of Registered Phase

S. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of Internal & External Development Works including amenities & facilities in the Layout as on date 26/09/2023	₹ **94,10,087.00**
2	Cost incurred as on date of Certificate 26/09/2023	₹ **89,39,582.00**
3	Work Done in Percentage	₹ **95.00**
4	Balance Cost to be incurred	₹ **4,70,505.00**
5	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	NIL

Yours faithfully,

Mr. Mahesh Balpande
(NIT LS. NO. - 4069)
[Not less than Bachelor's Degree Holder or equivalent as per Section 2(u) of the Act] : B.E. (Civil)

Local Authority License Number (if applicable)

Agreed & Accepted by:

Tirupati Develop
3rd Floor, NKV Tower Ajni Square, Wardha Road, Nagpur

Signature of Promoter
Tirupati Developers
Name: Mr. Rahul Arunrao Upganlawar
Date:26/09/2023

TABLE – C

List of Extra / Additional / Deleted Items considered in the Cost
(Which were not parts of the original Estimate of Total Cost)

S. No.	List of Extra / Additional / Deleted Items	Amount (in Rs.)
1	NIL	
2		