Form 2

ENGINEER'S CERTIFICATE

Date: 04th October 2021

To,

Shri Ganesh Builders Limited,

1st Floor Mudliar Complex,

Abhyankar Road, Near Dhantoli Park

Dhantoli, Nagpur-440012 (MH)

(Certificate no. P50500024282 for the quarter ending 30th September 2021)

Subject: Certificate of Cost Incurred for Development of Shree Ganesh Northstar for Construction of 1 No. of Building situated on Plot No.3 KH No.84/2 bearing CTS No.425 Mouza: Nari demarcated by its boundaries, 12 Meter DP Road to the North, 18 Meter DP Road to the South, Survey No 84-3 to the East, Open Space and 6 Meter Road to the West of Division Nagpur village Nagpur taluka Nagpur District PIN-440026 admeasuring 3046.60 Sq.Mtrs. area being developed by Shri Ganesh Builder Limited.

Ref: MahaRERA Registration Number P50500024282

Sir,

I Abhay S Kumbalwar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 No. of Building situated on Plot No.3 KH No.84/2 bearing CTS No.425 Mouza: Nari demarcated by its boundaries, 12 Meter DP Road to the North, 18 Meter DP Road to the South, Survey No 84-3 to the East, Open Space and 6 Meter Road to the West of Division Nagpur village Nagpur taluka Nagpur District PIN-440026 admeasuring 3046.60 Sq.Mtrs. area being developed by Shri Ganesh Builder Limited.

1. Following technical professionals are appointed by Owner / Promoter :-

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(i) M/s Patankar & Consultant Pvt Ltd (P S Patankar I) Structura Designer
(ii) M/s. Emanate Design (Lokesh Kadu), Architect.

2. I have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building 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 me., as a project engineer 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. I estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs.18.16 Crore (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 from the NMC Nagpur being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.4.44 Crore (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 NMC-Nagpur (Planning Authority) is estimated at Rs 13.72 Crore (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:

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TABLE A

Building called "Shree Ganesh North Star"

Sr. No.	Particulars	Amounts (Rs In Crores)
1	Total Estimated cost of the building/wing as on 01/02/2020 date of Registration is	Rs. 17,50,38,408/-
2	Cost incurred as on 30/09/2021 (based on the Estimated cost)	Rs.4,37,59,602 /-
3	Work done in Percentage (as Percentage of the estimated cost)	25%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 13,12,78,806 /-
5	Cost Incurred on Additional /Extra Items as on 30/09/2021 not included in the Estimated Cost (Annexure A)	Rs. -NiL

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts (Rs in Crores)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 01/02/2020 date of Registration is	65,63,940/-
2	Cost incurred as on 30/09/2021 (based on the Estimated cost)	6,56,394/-

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3	Work done in Percentage (as Percentage of the estimated cost)	10%
4	Balance Cost to be Incurred (Based on Estimated Cost)	59,07,546/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost	Rs. NIL /-

Yours Faithfully.

Abhay S Kumbalwar
Site Engineer
Mob No.9579474648
Place: Nagpur

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