FORM-2 (See Regulation 3)

ENGINRER'S CERTIFICATE

Date: - 03/01/2025

To

NeelGaggan Deevelopers,
F.C.I. Godown Road,
Ajni, Nagpur. - 440015

Subject: Certificate of Cost Incurred for Development of **Residential Building situated on the Plot bearing C.N. No/CTS No./Survey no./ K.H. No.- 05 / Final Plot No – ..... demarcated by its boundaries having co-ordinates 21°05'17.02" N & 79°08'08.12" E , KH. NO. - 02 to the North KH. NO. – 6A & 6B to the South KH. NO. - 09 to the East ROAD to the West, taluka – Nagpur, District – Nagpur. PIN- 440025 having MAHARERA Registration Number P50500024745** (Only Applicable after Project Registration) being developed by **NEELGAGGAN DEEVELOPERS.**

Sir,

I, **MR. Vikesh Meshram, Consulting Engineer** have undertaken assignment of certifying estimated cost for **11,57,08,378.00** having MahaRERA Registration Number **P50500024745** (Only Applicable after Project Registration) being developed by **NEELGAGGAN DEEVELOPERS.**

2. We have estimated the cost CIVIL, MEP and other 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 Developers/ Consultants. The schedule of items and quantity required for the entire work as calculated by **MR. Vikesh Meshram** Quantity Surveyor* appointed by the Developer/ Engineer, and the assumption of the cost of material labour and other inputs made by developers, 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 under reference as Rs. **10,65,08,378.00** (Total of Table A and B) at the time of Registration. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal and external works, as per specification mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the Building (s)/Wings (s)/Layout/ Plotted Development from the **92,00,000.00** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs **10,47,41,285.00** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input material/services used and unit cost of these items.

5. The Balance Cost of Completion of the Civil, MEP, and Allied works for completion of the apartments and proportionate completion of internal and external works, as per specification mentioned in agreement of sale of the Project is estimated at **Rs. 1,09,67,093.00** (Total of Table A and B).

6. Certify that the cost of Civil, MEP and allied work for the apartments proportionate internal and external works, as per specification mentioned in agreement of sale of the aforesaid Project as completed on the date of his certificate is as given in Table A & B below:

TABLE-A

Building No N.A.

Sr. No	Particulars	Amount (In Rs.)
1	Total Estimated cost of the project as on date of Registration	**10,65,08,378.00**
2	Cost Incurred as on date of certificate	**9,55,41,285.00**
3	Work done in percentages (as Percentage of the Estimated Cost)	**89.70 %**
4	Balance Cost to be Incurred (based on the Estimated Cost)	**1,09,67,093.00**
5	Cost Incurred on Additional /Extra Items not included in the estimated cost (Table C)	

TABLE-B

Internal & External Development Works in Respect of the Registered Phase

Sr. No	Particulars	Amount (In Rs.)
1	Total Estimated cost of the Internal & External Development Works including amenities and Facilities in the layout as on date of Registration is	**92,00,000.00**
2	Cost Incurred as on date of certificate	**92,00,000.00**
3	Work done in Percentage (as percentage of the estimated cost)	**100%**
4	Balance Cost to be Incurred (Based on the Estimated Cost)	**0.00**
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table C)	

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/Additioanl/Deleted Items*	Amount (In Rs.)
1		
2		
3		

Yours Faithfully,

Signature of Engineer

VIKESH MESHRAM
ENGINEER
NIT/BE(W)/4678/511

Vikesh Meshram

Licence Number : NIT/BE(W)/4678/511

Agreed and Accepted by:

NEELGAGAN DEVELOPERS
PARTNER

Signature of Promoter

Name:

Date: