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 Account- Project wise)

Date: 03-11-2021

To

1) Shri. Satyanarayan Chhotelal Agrawal ,
2) Shri Pramod Satyanarayan Agrawal
3) Luv P. Agrawal
4) Kush P. Agrawal
Shree Shyam Tower, Block No. 213, 2nd Floor,
S. V. Patel Marg, Kingsway, Sadar,
Nagpur, Pin Code-440001

Subject: Certificate of Cost Incurred for Development of [Mahalaxmi Nagar - 11] Project (Maha RERA Registration Number P50500025329) situated on the land bearing Survey no. 125/1 demarcated by its boundaries East By PANDHAN AND PLAY GROUND OFSHARIRIK SHIKSHAN MAHAVIDHYALAYA, to the West by NAGPUR-WARDHA ROAD, to the North By REMAINING LAND OF KH. NO. 125 OF KH. NO. 125 /3/4/5/2 to the South By - LAND BEARING KH. NO. 126 AND KH.NO.127, division- Nagpur, Village Jamtha, Taluka-Nagpur (Rural), District - Nagpur PIN 441108, admeasuring 38399.167 sq.mts. area being developed by [1) Shri. Satyanarayan Chhotelal Agrawal , 2) Shri Pramod Satyanarayan Agrawal 3) Luv P. Agrawal 4) Kush P. Agrawal]

Ref: Maha RERA Registration Number P50500025329

Sir,

I Jitendra Kumar Chaudhari have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being entire Project , situated on the plot bearing Survey no. 125/1, of Division – Nagpur, Village – Jamtha, Taluka – Nagpur (Rural), District - Nagpur PIN 441108, admeasuring 38399.167 sq.mts. area being developed by [1) Shri. Satyanarayan Chhotelal Agrawal , 2) Shri Pramod Satyanarayan Agrawal 3) Luv P. Agrawal 4) Kush P. Agrawal]

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

(i) Shri. Pawan R. Gupta L.S. / Architect ;

(ii) Shri. Jitendra Kumar Chaudhari Engineer *

2. We have estimated the cost of the completion to obtain Completion Certificate , of the site development works, of the project as approved by NMRDA. 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. Jitendra Kumar Chaudhari quantity Surveyor* 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. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs 5,92,00,000/- (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 completion certificate for the building(s) from the NMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 5,92,00,000/- (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 Completion Certificate from NMRDA (planning Authority) is estimated at Rs NIL(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 :

TABLE A

MAHALAXMI NAGAR-11 (NO BUILDING CONSTRUCTED)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 11/03/2020 date of Registration is	NOT APPLICABLE
2	Cost incurred as on 11/03/2020 (based on the Estimated cost)	NOT APPLICABLE
3	Work done in Percentage (as Percentage of the estimated cost)	NOT APPLICABLE
4	Balance Cost to be Incurred (Based on Estimated Cost)	NOT APPLICABLE
5	Cost Incurred on Additional /Extra Items as on 11/03/2020 not included in the Estimated Cost (Annexure A)	NOT APPLICABLE

TABLE B

MAHALAXMI NAGAR- 11: LAYOUT DEVELOPMENT WORKS

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 11/03/2020 date of Registration is	Rs. 5,92,00,000/-
2	Cost incurred as on 11/03/2020 (based on the Estimated cost)	Rs. 5,92,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0.00
5	Cost Incurred on Additional /Extra Items as on 11/03/2020 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

(Jitendra Kumar Chaudhari)