

FORM-2 [see Regulation 3]
ENGINEER'S CERTIFICATE

Date: 4th January 2025

Sandeep Dwellers Pvt. Ltd.
3C, Gulmohar, Temple Road,
Civil Lines, Nagpur - 440001

Subject: Certificate of Cost Incurred for Development
Project: SDPL Om
MahaRERA No: P50500026827

Sir,

I, Prasanna Kulkarni, have undertaken assignment of certifying Estimated Cost for the Real Estate Project registered under MahaRERA, Completion of Construction Work of SDPL Om for Construction of 3 building (MahaRERA Registration Number – P50500026827) situated on the Plot No. 134 bearing Survey no. 464, Kh. No. 56, demarcated by its boundaries (21°09'20.9"N 79°07'46.6"E) to the North Railway Area, to the South 18 M Road, to the East Plot No 135, to the West Railway Area of Division Nagpur, Village Nagpur (M Corp.), Taluka Nagpur (Urban) District Nagpur PIN 440008, admeasuring 3270.18 Sq.mts. area being developed by Sandeep Dwellers Pvt. Ltd.

- Following technical professionals are appointed by Owner / Promoter:-
 - Shri Anand Sarda as L.S. / Architect
 - Shri Prasanna Kulkarni as Structural Consultant
 - Shri Anand Sarda as MEP Consultant
 - Shri Prasanna Kulkarni as Quantity Surveyor *
- 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 Prasanna Kulkarni, 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.
- We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 21,44,17,500** 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 Nagpur Improvement Trust being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
- The Estimated Cost Incurred till date is calculated at **Rs. 21,44,17,500** (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 Nagpur Improvement Trust (planning Authority) is estimated at **NIL** (Total of Table A and B).
- 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 :

Wing- 1

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the wing as on date of registration	8,11,50,000
2	Cost incurred as on certificate date (based on the Estimated cost)	8,11,50,000
3	Work done in Percentage	100.00%
4	Balance Cost to be Incurred	-
5	Cost Incurred on Additional /Extra Items as on certificate date not included in	NIL

Wing- 2

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the wing as on date of registration	6,36,75,000
2	Cost incurred as on certificate date (based on the Estimated cost)	6,36,75,000
3	Work done in Percentage	100.00%
4	Balance Cost to be Incurred	-
5	Cost Incurred on Additional /Extra Items as on certificate date not included in	NIL

Wing- 3

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the wing as on date of registration	4,83,00,000
2	Cost incurred as on certificate date (based on the Estimated cost)	4,83,00,000
3	Work done in Percentage	100.00%
4	Balance Cost to be Incurred	-
5	Cost Incurred on Additional /Extra Items as on certificate date not included in	NIL

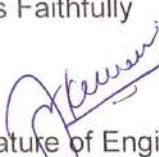
Wing- 4

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the wing as on date of registration	18,00,000
2	Cost incurred as on certificate date (based on the Estimated cost)	18,00,000
3	Work done in Percentage	100.00%
4	Balance Cost to be Incurred	-
5	Cost Incurred on Additional /Extra Items as on certificate date not included in	NIL

Table B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the wing as on date of registration	1,94,92,500
2	Cost incurred as on certificate date (based on the Estimated cost)	1,94,92,500
3	Work done in Percentage	100.00%
4	Balance Cost to be Incurred	-
5	Cost Incurred on Additional /Extra Items as on certificate date not included in	NIL

Yours Faithfully


 Signature of Engineer
 Prasanna Kulkarni
 (Licence No.....)

* Note **Prasanna Kulkarni**
Mtech Structures
 Chartered Structural Engineer