Form 2

ENGINEER'S CERTIFICATE

Date: 25th July 2021

To,

The Nanis Buildcon Private Limited,

Plot No. J-13,

Opposite Bank of Baroda, WHC Road,

Laxmi Nagar-Nagpur-440022 (MH)

((Certificate no. P50500027413 for the quarter ending 30th June 2021)

Subject: Certificate of Cost Incurred for Development Vedant Tanzanite, of 1 No. of Building situated Plot No. 149,150,151,152,155,156,157 AND 158 CTS NO 24 KH NO 9/2 Mouza: Sonegaon demarcated by its boundaries, 9 Meter Wide Road to the North,9 Meter Wide Road to the South, Plot No.150 and 157 to the East, Plot No.153 and 154 to the West of Division Nagpur ,village Nagpur ,taluka Nagpur District PIN-440023 admeasuring 3000.00 Sq.Mtrs. area being developed by Nanis Buildcon Private Limited.

Ref: MahaRERA Registration Number P50500027413

Sir,

I Arvind Khodke 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 Plot No. 149,150,151,152,155,156,157 AND 158 CTS NO 24 KH NO 9/2 Mouza: Sonegaon demarcated by its boundaries, 9 Meter Wide Road to the North,9 Meter Wide Road to the South, Plot No.150 and 157 to the East, Plot No.153 and 154 to the West of Division Nagpur ,village Nagpur ,taluka Nagpur District PIN-440023 admeasuring 3000.00 Sq.Mtrs. area being developed by Nanis Buildcon Private Limited.

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

(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.16.24 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.0.79 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 15.45 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:

TABLE A

Building called "Vedant Tanzanite"

Sr. No.	Particulars	Amounts (Rs In Crores)
1	Total Estimated cost of the building/wing as on date of Registration is 08/12/2020	Rs. 15,82,65,755 /-
2	Cost incurred as on 30/06/2021 (based on the Estimated cost)	Rs.79,13,288 /-
3	Work done in Percentage (as Percentage of the estimated cost)	5%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 15,03,52,467 /-
5	Cost Incurred on Additional /Extra Items as on 30/06/2021 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 08/12/2020 date of Registration is	41,78,628
2	Cost incurred as on 30/06/2021 (based on the Estimated cost)	-

3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	41,78,628/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost	Rs. NIL /-

Yours Faithfully,

Arvind Khodke
Site Engineer
Mob. No.-9561085682
Place: Nagpur