Er. Satish D. Pandey
LICENSED CIVIL ENGINEER &
ARCHITECTURAL CONSULTANT
NIT LIC. NO. – 1092
NMC LIC. NO. – L - 711

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FORM-2 [See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted al the lime of Registration or Ongoing Project and for withdrawal of Money from Designated Account — Project Wise)

Date :31/03/2023

To,
M/Galaxy Associates,
Galaxy Mansion-IV, F-2,3
Plot No. 1A/E, 1A/D, 2-A
Omkar Nagar Main Road, Nagpur-27

Subject: Certificate of Cost Incurred for Development for construction "GALAXY MANSION X" (Maha RERA Registration Number - P50500030379) Situated onthe Plot No-6,7,,16,17 in Kh. No.-67/4,67/5,67/6

Mouza-Manewada, in Shri Shiv Shakti G.N.S.S. Nagpur Tah. & Dist-Nagpur Pin 440024 Admeasuring 608 Sq.Mtrs. area being Developed by Galaxy Associates.

Ref :MahaRERA Registration Number P50500030379

Sir.

I/We Satish D. Pandey have undertaken assignment of certifying Estimate Cost for the subject Real Estate Project registered under MahaRERA ,GALAXY MANSION X" NO. Situated onthe Plot No-6,7,,16,17 in Kh. No.-67/4,67/5,67/6 Mouza-Manewada, in Shri Shiv Shakti G.N.S.S. Nagpur Tah. & Dist-Nagpur Pin 440024 Admeasuring 608 Sq.Mtrs. area being Developed by Galaxy Associates.

1. Following techical professionals are appointed by owner/Promoter

   i. Kishor Mehata as Architect
   ii. Satish D. Pandey as Engineer.

2. I/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 Shri. Kishore Mehta quantity Architect/Surveyor appointed by Developer/ Engineer, and the site inspection carried out by us.

3. I/We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 6,03,20,454. 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 NIT (Nagpur Improvement Trust) being the Planning Authority under whose jurisdiction the aforesaid project is being developed.

4. The Estimated Cost Incurred till date is calculated at Rs/- ----------. 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/I Completion Certificate the NIT (Nagpur Improvement Trust) (planning Authority) is estimated at Rs. Nil

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 /Wing / Layout / Plotted Development bearing Number 1 or called Urban Glory Wing A

(to be prepared separately for each Building / Wing of the Real Estate Project)

	Particulars	Amount In Rs.)
1.	Total Estimated Cost of the Building/Wing / Layout Plotted Development as on 17/08/2021 date of Registration is RERA	5,91,70,454/-
2.	Cost incurred as on date of certificate 31.12.2022	5,75,38,679/-
3.	Work done in Percentage (as Percentage of the estimated cost)	100%
4.	Balance Cost to be incurred	Nil
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Annexure A)	Nil

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 and External Development Works including amenities and Facilities in the layout as on17/08/2021 date of Registration is RERA	11,50,000/-
2.	Cost incurred as on 31/12/2022	9,55,000/-
3.	Work done in Percentage (as Percentage or the estimated cost)	100%
4.	Balance Cost to be Incurred Based on Estimated Cost)	Nil
5.	Cost Incurred on Additional {Extra Items not included in the Estimated cost (Annexure A)	Nil

Note :

1. The scope of work is to complete entire Real Estate Project as per drawing 1 *Note approved from time to time so as to obtain Occupation Certificate/ Completion Certificate

2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer. the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).

3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

4. AS this is an estimated cost, any deviation in quantity required for 4. development of the Real estate Project will result in amendment of the cost incurred/ to be incurred.

5. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra/Additional Deleted Items considered in Cost

(which were not part of the original Estimate of Total Cost)

NIL

S.D. PANDEY
REG. ENGINEER (D.C.R.E.,
NIT LS. No.:-1092
NMC LS. No.:-711

Satish D. Pandey