ANNEXEURE B
FORM 2
(SEE REGULATION3)
ENGINEER CERTIFICATE
(FOR THE QUARTER ENDED 31st DECEMBER 2024
MB TOWN 4 PHASE 1 – Project Registration No. P50500032132

Date: 19th February 2025

To,
M/s. Maharana and Bose Associates
Plot No. 42, MB Town III, Godhani Road, Zingabai Takli,
Sparsh Hospital, Nagpur - 440030.

Subject: Certified of Cost Incurred for Development **"MB TOWN 4 PHASE 1"** of the Project Registration No. **P50500032132**, situated on the Plot bearing C.N. No./CTS No./ Survey no./Final Plot No. 18 and 19, CTS No. 37, Kh. No. 35/5, demarcated by its boundaries (latitude and longitude of the end points) Kolhe Layout Kh. No. 1 Sub Part 1 to the North, Plot No. 16 and 17 to the South, 9 mtr Wide Road to the East, Kh. No. 37 Sub Part 2 to the West, of Village - Nagpur, Taluka – Nagpur (Urban), District – Nagpur, PIN – 440030, admeasuring 2920.82 sq. mts. area being developed by **M/s. Maharana and Bose Associates.**

Sir,

I/We V. S. Deshmukh have undertaken assignment of certifying estimated cost for **"MB TOWN 4 PHASE 1"** of the Project Registration No. **P50500032132**, situated on the Plot bearing C.N. No./CTS No./ Survey no./Final Plot No. 18 and 19, CTS No. 37, Kh. No. 35/5, demarcated by its boundaries (latitude and longitude of the end points) Kolhe Layout Kh. No. 1 Sub Part 1 to the North, Plot No. 16 and 17 to the South, 9 mtr Wide Road to the East, Kh. No. 37 Sub Part 2 to the West, of Village - Nagpur, Taluka – Nagpur (Urban), District – Nagpur, PIN – 440030, admeasuring 2920.82 sq. mts. area being developed by **M/s. Maharana and Bose Associates.**

1. We have estimated the cost of Civil MEP and allied work required for completion of the apartment and proportionate completion of internal & external work of the project as per specification mentioned in agreement of Sale. Our estimated cost calculation is based on the drawings/plan made available to us for the project under reference by the Developers/ Consultants. The schedule of items & quantity required for the entire work calculated by Quantity Surveyor appointed by the Developer/Engineer, the assumption of the cost of material, labour and other

inputs made by developer and the site inspection carried out by us to ascertain/confirm the above analysis given to us.

2. We estimate total estimate cost of completion of the aforesaid project under reference Rs. 20,17,17,391/- (Total of Table A & B) at the time of registration. The estimated cost of the project is with reference to Civil, MEP and allied works required for completion of apartment and proportioned completion of internal & external work, as per specification mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate of the Building/wings/Layout/Plotted Development from the NMRDA; being the planning authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated cost incurred till date is calculated at Rs. 5,19,57,391/- (Total of Table A & B). The amount of estimated cost incurred is calculated on the basis on input materials/services used and unit cost of these items.

4. The Balance Cost of Completion of the Civil, MEP and Allied Work for completion of the apartment and proportioned completion of internal and external works as per specification mentioned in agreement of sale, of the project is estimated at Rs. 14,97,60,000/- (Total of Table A & B).

5. I certify that the Cost of Completion of the Civil, MEP and Allied Work for completion of the apartment and proportioned completion of internal and external works as per specification mentioned in agreement of sale, of the aforesaid project as completed on the date of this certificate is as given in Table A and Table B below.

TABLE A
NAKSHATRA HEIGHTS

Sr. No	Particulars	Amount (Rs)
1	Total Estimated Cost of the Building/Wing/Layout/Plotted Development as on date of Registration is	Rs. 20,17,17,391/-
2	Cost incurred as on date of certificate	Rs. 5,19,57,391/-
3	Work done in percentage (as percentage of the estimated cost)	25.75%
4	Balance Cost to be incurred (Based on estimated cost)	Rs. 14,97,60,000/-
5	Cost incurred on additional /extra items no, included in the estimated cost (Table-C)	NIL

TABLE B

Internal & External Development Work in Respect of the **NAKSHATRA HEIGHTS**

Sr No	Particulars	Amount (Rs)
1	Total Estimated Cost of the Internal and External Development Work including amenities and Facilities in the Layout as on date of Registration is	Rs. 20,17,17,391/-
2	Cost incurred as on date of certificate	Rs. 5,19,57,391/-
3	Work done in percentage (as percentage of the estimated cost)	25.75%
4	Balance Cost to be incurred (Based on estimated cost)	Rs. 14,97,60,000/-
5	Cost incurred on additional /extra items no, included in the estimated cost (Table-C)	NIL

Yours faithfully

V. S. Deshmukh
B. E. (Civil)
M.I.E. M.S. No. 399

Signature & Name _____with Stamp of Engineer)
(Not less than Bachelor's Degree Holder or equivalent as per section 2(a) of the Act.
Local Authorities license No. _____

Agreed and Accepted By
Signature of the Promoter
Name: M/s. Maharana and Bose Associates
Date: 19th February 2025

Note:

1. The scope of work is completed Registered Real Estate Projects as per drawing approved from time to time as per specification mentioned in agreement of sale.

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 the engineers. In case of independent quantity surveyor being appointed by the developer, the name has to mentioned at the place mark (*) and in case quantity are being calculated by office of Engineer the name of the

person in the office of the Engineer who is responsible for the quantity calculated should be mentioned at place marked (*).

3. (**) Balance cost to be incurred (4) may vary from different between total estimated cost (1) and actual cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.

4. All the components of work with specification are indicative and not exhaustive.

5. Please specify if there are any deviation/ qualifications. Example: Any deviation in input material used from specification in agreement of Sale.

TABLE C

List of Extra/additional/Deleted Item Considered in Cost
(which were not a part of original Estimated of Total Cost)

Sr No	List of Extra/Additional/Deleted Item	Amount (Rs)
1		
2		