Annexure - B

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)

(As on 31/03/2023)

To,
Kesar India Ltd,
F-101, Jagat Plaza, Law College Square,
Amravati Road, 440010, Nagpur, MH.

Subject: Certificate of Cost Incurred for Development of **KESAR GATEWAY** having MahaRERA Registration Number P50500032514 being developed by Kesar India Ltd. For the months of JAN FEB MAR 2023

Sir,

I/ We Er. Pramod Sahadeo Bankar have undertaken assignment of certifying Estimated Cost for KESAR GATEWAY having MahaRERA Registration Number P50500032514 being developed by Kesar India Ltd.

2. We have estimated the cost of Civil, MEP and allied works required for completion of the project and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Developer/Consultants. The Schedule of items and quantity required for the entire work as calculated by Er. Pramod Sahadeo Bankar, 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.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference as Rs. 26,00,00,000/- (Total of Table A and B) at the of Registration. The estimated Total Cost of project is with reference to the Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works, as per specification mentioned in agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the Layout / Plotted Development from the **Cantonment Board Kamptee** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

PRAMOD SAHADEO BANKAR
B. E. (CIVIL ENGINEER)
Certificate Registration No.0465635
OFFICE C/O. KESARLAND PVT. LTD.
FLAT NO. F-101, JAGAT PLAZA,
AMRAVATI ROAD, NAGPUR
440010 MH IND

4. The Estimated Cost Incurred till date is calculated at Rs. 8,47,16,342/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials/services used and unit cost these items.

5. The Balance Cost of Completion of the Civil, MEP and Allied works for completion of the Layout and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the project is estimate at Rs. 17,52,83,658/- (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the Layout and proportionate internal & external, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

Table A

Plotted Development bearing Number P50500032514 or called **Kesar Gateway**

This is a Plotted Development Project

Sr. No.	Particulars	Amounts (In Rs.)
1.	Total Estimated cost of the Layout/ Plotted Development as on date of Registration is	26,00,00,000
2.	Cost incurred as on date of certificate	8,47,16,342
3.	Work done in Percentage (As Percentage of the estimated cost)	30%
4.	Balance Cost to be Incurred ** (Based on Estimated Cost)	17,52,83,658
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table- C)	0

PRAMOD SAHADEO BANKA..
B. E. (CIVIL ENGINEER)
Certificate Registration No.0465635
OFFICE C/O. KESARLAND PVT. LTD.
FLAT NO. F-101, JAGAT PLAZA,
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440010 MH IND

TABLE B

Sr. No.	Particulars	Amounts
1.	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	26,00,00,000
2.	Cost incurred as on date of certificate	8,47,16,342
3.	Work done in Percentage (as Percentage of the estimated cost).	30%
4.	Balance Cost to be Incurred** (Based on Estimated Cost).	17,52,83,658
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table- C)	0

Table C

List of Extra/Additional/Deleted Items considered in cost
(which were not part of the original Estimate of Total Cost)

Sr. No.	List of Extra/Additional/Deleted Items	Amount (In Rs.)
1.		
2.		

Agreed and accepted by:

Signature of Promoter

Kesar India Ltd,

Through Managing Director Sachin Gopal Gupta

Yours Faithfully,

PRAMOD SAHADEO BANKAR
B. E. (CIVIL ENGINEER)
Certificate Registration No.0465635
OFFICE C/O. KESARLAND PVT. LTD.
FLAT NO. 101, JAGAT PLAZA,
AMRAVATI ROAD, NAGPUR
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Er. Pramod Sahadeo Bankar