S.B. Malode & Associates

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NIT Ls No. 2791, NMRDA Ls No. 360, NMC Ls No. 704
Government of Maharashtra Ls No. STATE/R/2025/APL/1661

Form – 2

[See Regulation 3]

Engineer's Certificate

Date: 08/10/2023

To,

The M/s. Greenstone Infrastructure
Through Partners,Neemchand Wasudeorao Chore 2. Gopal Annaji Kohle
Add:- Plot No – 13, Shrikrushna Nagar, Godhani Road, Zingabaitakli
Nagpur, Maharashtra.

Subject : Certificate of Cost incurred for Development of **GIRIRAJ RESIDENCY** having MahaRERA Registration Number **P50500033121** being developed by **GREENSTONE INFRASTRUCTURE**.

Sir,

1. I **Er. Sudesh Malode** have undertaken assignment of certifying Estimated cost for **GIRIRAJ RESIDENCY** having MahaRERA Registration Number **P50500033121** being developed by **GREENSTONE INFRASTRUCTURE**.

2. We have estimated the cost of Civil, MEP and Allied works required for completion of the apartments 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. Sudesh Malode** Quantity Surveyor* appointed by Developer/Engineer, the assumption of the cost of material, labour and other inputs made by the 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 at **Rs.5,10,00,000/-** (Total of Table A and B) at the time 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 of the project as

per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the Buildings/ Wings/Layout/Plotted Development from the Nagpur Improvement Trust being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till date **30/09/2023** is calculated at **Rs.4,80,50,000/-** (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 of these items.

5.The balance cost of completion of the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale, of the Project is estimated at **Rs.29,50,000/-** (Total of Table A and B)

6. I certify that the cost of the Civil, MEP and allied works for the apartments and proportionate internal & external works, 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

Building bearing Number - 1 called as GIRIRAJ RESIDENCY

Sr. No.	**Particulars**	**Amounts**
1.	Total Estimated cost of the buildings/wings as on date of 31.03.2023	Rs.5,10,00,000/-
2.	Cost incurred as on date of certificate	Rs.4,80,50,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	94.22%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.29,50,000/-
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	NIL

TABLE B

Internal & External Development works in respect of the Registered Phase

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	0/-
2.	Cost incurred as on date of certificate	0/-
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	0/-
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	Nil

Yours faithfully,

Mr. Sudesh Malode

Engineer

S. B. MALODE & ASSOCIATES

M. Tech

CONSULTING ENGINEERS & STRUCTURAL DESIGNER

MIT Ls No. 2791/ NMRDA Ls No. 360, NMC Ls No. 704

GOVT. MAH. Ls. No.STATE/ S/ 2022/APL/03288

Near Sakkardara Police Station, Nagpur- 24

GREENSTONE INFRASTRUCTURE NAGPUR

Agreed and Accepted by:

Signature of Promoter

Name: Gopal Annaji Kohale

Partner

M/s. Greenstone Infrastructure

Date: 08/10/2023

Place:- Nagpur