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)

Date: 31/01/2025

To,

BLACKROCK BUILDCON PVT LTD,

CENTRAL ANNEX BESA – PIPLA ROAD,

BESIDE JAYANTI NAGARI -7, PIPLA NAGPUR- 440034

Subject: Certificate of Cost Incurred for development of Central Annex building (MahaRERA Registration No. P50500033794) Situated on the plot bearing on KH.NO. 159/3/A,Besa-Pipla road, Mouza- Pipla, PH.NO. 38 demarcated by its boundaries to the North KH. NO. 160, to the south 24 m wide proposed O.D.R, to the East 18 Mtr Wide Road, to the west KH.NO. 159/1 admeasuring 6036.53 sqm area being developed by Ms. Blackrock Buildcon pvt ltd.

Ref – MahaRERA Registration Number P50500033794

Sir,

We, Shri Krunal P. Yenurkar have undertaken assignment of certifying Estimated cost for the subject real estate project proposed to be registered under MahaRERA being **Central Annex** situated on KH.NO. 159/3/A,Besa-Pipla Road, Mouza- Pipla, PH. NO.38 Tah & Dist – Nagpur (Rural) admeasuring 6036.53 sq.mts area being developed by M/S BLACKROCK BUILDCON PVT. LTD.

1. Following technical professionals are appointed by M/S. BLACKROCK BUILDCON PVT. LTD.
   - (i) M/s D studio architects as L.S. /Architect
   - (ii) AAJ Engineers and Consultant as Structural Consultant
   - (iii) Shri Krunal P. Yenurkar as site supervisor

We have estimated the cost of the completion to obtain occupation certificate, of the Civil, MEP and allied works of the building(s) of the project. Our estimate cost calculations are based on the drawings/ plans made available to us for the project under reference by the developer and consultant and the schedule of items and quantity of entire work as calculated by Shri Krunal P Yenurkar "quantity surveyor" appointed by Developer/ Engineer, and the assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us.

We estimate Total estimated Cost of completion of the aforesaid project under reference at Rs. 20,89,61,582/- (Total of Table A). The estimated Total Cost of project is with reference to the Civil, MEP and Allied works required for completion of the apartments & Proportionate completion of internal and external works as per specifications mentioned in agreement of sale and for the purpose of obtaining occupations certificate/ completion certificate for the building(s)/ wing(s)/ layout(s)/plotted development from the Nagpur Metropolitan Region development being the planned authority under whose jurisdiction the aforesaid project is being implemented

The estimate cost incurred till date is calculated at Rs. 11,49,28,870/- Total of table A and B. The amount of Estimate cost Incurred is calculate on the base of Amount of total estimate cost.

The balance cost of completion of Civil, MEP and allied work of the building of the subject project to obtain occupation certificate/ completion certificate from Nagpur metropolitan region development authority (planning authority) is estimated at Rs. 9,40,32,712/-

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

Table A

Building – Central Annex

Sr. No	PARTICULARS	AMOUNT
1	Total estimate cost of the building as on 31-01-	20,89,61,582/-

	2025 date of registration is	
2	Cost incurred as on 31-01-2025 (based on the estimated cost)	11,49,28,870/-
3	Work done in percentage (as percentage of the estimate cost)	**55%**
4	Balanced cost to be incurred (based on estimated cost)	9,40,32,712/-
5	Cost incurred on Additional/ extra items as on ---- --not included in the estimated cost (annexure a)	**NA**

TABLE-B

(to be prepared for the entire registered phase of the real estate project)

S.No.	**Particulars**	**Amounts**
1	Total estimated cost of the internal and external development works including amenities and facilities in the layout as on 31-01-2025 date of registration is	-
2.	Cost incurred as on 31-01-2025 (based on the estimated cost)	11,49,28,870/-
3.	Work done in percentage (as percentage of the estimated cost)	**55%**
4.	Balance cost to be incurred (based on the estimated cost)	9,40,32,712/-
5.	Cost incurred on additional/ extra items as on ---- not included in the estimated cost (Annexure A)	NA

Yours Faithfully

Krunal Yenurkar

B.E CIVIL, NAGPUR

PWD REGISTRATION NO.: R93GXY24U8



Signature of Engineer