FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

Date 28/10/2022

TO,

G.P.BUILDERS AND DEVELOPERS

Chishty Road, Behind Devadiya Congress Bhavan

Nagpur-440018

Subject: Certificate of Cost Incurred for Development of **BABA HERITAGE** having MahaRERA Registration number P50500033933 being developed by M/S G.P.Builders and Developers

Sir,

I/We Asif Ali have undertaken assignment of certifying Estimated cost for BABA HERITAGE having MahaRERA Registration number P50500033933 being developed by M/S G.P.Builders and Developers .

1. We have estimated the cost of Civil MEP and Allied works required for completion of the apartment and proportionate completion of internal & external works of the project as per specification mentioned in agreement of sale. Our estimated cost calculations are based on Drawings/plans made available to us for the project under reference by the Developer/ Consultants. The Schedule of items and quantity for the entire work as calculated by Asif Ali (quantity Surveyor) appointed by Developer/Engineer,and 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 Estimated cost of completion of the aforesaid project under reference as Rs 2,50,50,000/- (Total 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 and external works, 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 NMC Nagpur being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated cost Incurred till date is calculated at Rs 86,13,900/- (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.

4. The balance cost of completion of Civil, MEP and allied works for the completion of internal & external works, as per specification mentioned in agreement of sale of the project is estimated at 1,64,36,100/- (Total of Table A and B)

5. I certify that the cost of Civil, MEP and allied works for the apartments and proportionate completion of internal & external works, as per specification mentioned in agreement of sale of the aforesaid project as completed on the date of this certificate is given in Table A and B below:

TABLE A

S No.	Particulars	Amount (In RS.)
1	Total Estimated cost of Building /wing /Layout/ Plotted Development as on date of Registration is	2,26,50,000/-
2	Cost incurred as on date of certificate	83,50,500/-
3	Work done in Percentage (as Percentage of the estimated cost)	36%
4	Balance cost to be incurred (Based on estimated cost)	1,42,99,500/-
5	Cost incurred on Additional / Extra items not included in the estimate cost (Table C)	Nil/-

TABLE B

Internal & External Development Works in Respect of the registered phase

S No.	Particulars	Amount (In RS.)
1	Total Estimated cost of the Internal and External Development works including amenities and facilities in the layout on date of registration	24,00,000/-
2	Cost incurred as on date of certificate	2,63,400/-
3	Work done in Percentage (as Percentage of the estimated cost)	10%
4	Balance cost to be incurred (Based on estimated cost)	21,36,600/-
5	Cost incurred on Additional / Extra items not included in the estimate cost (Table C)	Nil/-

Yours Faithfully

Asif Ali

Name of Engineer

Agreed and Accepted by:-

Syed Abid Ali

G.P.Builders and Developers

G.P. BUILDER & DEVELOPERS NAGPUR