SANGHI CONSULTING ENGINEERS (I) PVT. LTD.
PROJECT MANAGEMENT | ARCHITECTURE | M.E.P | VALUATION
101, Laxmi Keshav Apartments, Near Park corner, Dhantoli, Nagpur -440012
TEL -0712-2249225
Website - www.sanghigroup.org
Email- info@sanghigroup.org

Annexure — B

FORM-2
[See Regulation 31]

ENGINEER'S CERTIFICATE

(To be submitted al the time of Registration or Ongoing Project and for withdrawal of Money from Designated Account — Project Wise)

SCEIPL/23-24/GEN-143

Date: 01/01/2024

To,

Shree Suresh Shreemohan Bajoria
402/3, Jagat Plaza, Law College Square,
Amravati Road, Shankar nagar,
Nagpur – 440010

Subject : Certificate of Cost Incurred for Development of **KANIKA situated on Khasra No. 241 of Mouza – Jamtha, P.S.K 42, Tehsil – Nagpur (rural) Dist.- Nagpur,** having Maha RERA Registration Number P50500034990 (Only Applicable after project Registration) being developed by **M/s Shree Suresh Shreemohan Bajoria.**

Sir,

I/We M/s. Sanghi Consulting Engineers India Pvt. Ltd. have undertaken assignment of certifying Estimated Cost for KANIKA , 25 plots situated on the plot bearing C.N. No/CTS No./Survey no./ Khasra No. 241 of Mouza – Jamtha, P.S.K 42, Tehsil – Nagpur (Rural) Dist.- Nagpur, PIN – 441122, having Maha RERA Registration Number P50500034990(Only Applicable after project Registration being developed by M/S Shree Suresh Shreemohan Bajoria.

We have estimated the cost of Civil, MEP and allied works required for completion of the layout 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

SUSHIL SANGHI
Chartered Engineer, Reg. No. AM/82114/7
Govt. Reg. Valuer - Cat. VII/115/2010-11
Approved Valuer, Reg. No. F-10256
56, Shivaji Nagar, Nagpur - 440 010

of items and quantity required for the entire work as calculated by Shri Vishal Tagade Quantity Surveyor* appointed by 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.

We estimate Total Estimated Cost of completion of the aforesaid project under reference at the Rs. 1,80,99,666/- (Rupees- One Crore Eighty Lacs Ninety Nine Thousand Six Hundred and Sixty Six Only). (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 Layout and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s) / Wing(s) Layout /Plotted Development from the NMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

The Estimated Cost Incurred till date is calculated at Rs. 1,08,59,799.60/- (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..

The Balance Cost of Completion of the Civil, MEP and Allied works tar completion of the apartments and proportionate completion of internal & external works. as per specifications mentioned in agreement or sale, of the Project is estimated at Rs. 72,39,866.40/- (Total of Table A and B).

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

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TABLE A

Building /Wing / Layout / Plotted Development bearing Number_____or called **KANIKA**

(to be prepared separately for cach Building / Wing / Layout "Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amount In Rs.)
1.	*Total Estimated Cost of the Building/Wing /* Layout Plotted Development as on date of Registration is	
2.	Cost incurred as on date of certificate	
3.	Work done in Percentage (as Percentage of the estimated cost)	
4.	Balance Cost to be (Based on Estimated Cost)	
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table —C)	

TABLE B

Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the la out as on date of Registration is	Rs. 1,80,99,666/-
2.	Cost incurred as on date of certificate	Rs. 1,08,59,799.60/-
3.	Work done in Percentage (as Percentage of the estimated	60%
4.	Balance Cost to be Incurred Based on Estimated Cost)	Rs. 72,39,866.40/-
5.	Cost Incurred on Additional!Extra Items not included in the Estimated cost (Table -C)	Rs. 0

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of items and quantity required for the entire work as calculated by Shri Vishal Tagade Quantity Surveyor* appointed by 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.

We estimate Total Estimated Cost of completion of the aforesaid project under reference at the Rs. 1,80,99,666/- (Rupees- One Crore Eighty Lacs Ninety Nine Thousand Six Hundred and Sixty Six Only). (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 Layout and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s) / Wing(s) Layout /Plotted Development from the NMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

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13	KANIKA	13	112	Unsold	
14	KANIKA	14	130.263	Unsold	
15	KANIKA	15	128.513	Unsold	
16	KANIKA	16	112	Unsold	
17	KANIKA	17	112	Unsold	
18	KANIKA	18	112	Unsold	
19	KANIKA	19	112	Sold	
20	KANIKA	20	112	Sold	
21	KANIKA	21	139.931	Unsold	
22	KANIKA	22	332.534	Unsold	
23	KANIKA	23	252	Sold	
24	KANIKA	24	252	Unsold	
25	KANIKA	25	285.696	Unsold	

MR. SURESH SHREEMOHAN BAJORIA

OWNER/DEVELOPER

Date: **31.12.2023**

Place: **Nagpur**