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
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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)

To,

Date: 01/07/2024

The The Radha Madhav Developers
1st Floor above Rajesh Steel &
wire Industries, Plot No.-677-C,
Ghat Road, Nagpur – 440018.

Subject : Certificate of Cost Incurred for Development of **Vrindavan Phase-3 situated on Khasra No. 44/1 & 44/3 of Mouza – Wagdhara , Tah- Hingna , Nagpur & Khasra No. 246/1 , 246/3 & 253 of Mouza – Jamtha, Dist.- Nagpur,** having Maha RERA Registration Number P50500034267 (Only Applicable after project Registration) being developed by **M/s Radha Madhav Developers.**

Sir,

I/We M/s. Sanghi Consulting Engineers India Pvt. Ltd. have undertaken assignment of certifying Estimated Cost for Vrindavan Phase-3 , 553 plots situated on Khasra No. 44/1 & 44/3 of Mouza – Wagdhara , Tah- Hingna , Nagpur & Khasra No. 246/1 , 246/3 & 253 of Mouza – Jamtha, Dist.- Nagpur, having Maha RERA Registration Number P50500034267(Only Applicable after project Registration being developed by M/S Radha Madhav Developers.

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 Shri Vishal Tagade the_____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.

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

We estimate Total Estimated Cost of completion of the aforesaid project under reference as Rs. 37,76,00,000/- (Rupees- Thirty Seven Crore Seventy Six Lacs 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 apartments 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 Layout /Plotted Development from the_____ being the NMRDA Planning Authority under whose jurisdiction the aforesaid project is being implemented.

The Estimated Cost Incurred till date is calculated at Rs. 31,34,08,000/- (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..

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. 6,41,92,000/- (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:

TABLE A

Building /Wing / Layout / Plotted Development bearing Number___or called_**Vrindavan Phase-3**

(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. 37,76,00,000/-
2.	Cost incurred as on date of certificate	Rs. 31,34,08,000/-
3.	Work done in Percentage (as Percentage of the estimated	83%
4.	Balance Cost to be Incurred Based on Estimated Cost)	Rs. 6,41,92,000/-
5.	Cost Incurred on Additional!Extra Items not included in the Estimated cost (Table -C)	Rs. 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.		

Yours Faithfully,

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

Signature & Name with stamp of Engineer

Local Authority license no. (If applicable)

Agreed and Accepted by:

Signature of Promoter

Name:

Date: