Date: 01/04/2025

Form 2
[See Regulation 3]
ENGINEER'S CERTIFICATE
(To be submitted at the time of

The
Devprath Constructions LLP
Plot No.365/2,Kh.No.94/2, Parsodi,
Wardha Road,
Nagpur

Subject : Certificate Of Cost Incurred For Development Of Mangalmurti Residency having MahaRERA Registration Number P50500045698 (Only Applicable after project Registration) for **Q4 of FY24-25**, being developed by Devprath Constructions LLP

Sir,

1. I/~~We~~ **Kashab Bansod** have undertaken assignment of certifying Estimated Cost for **MANGALMURTI RESIDENCY** having MahaRERA Registration Number **P50500045698** (Only Applicable after project Registration) Being developed by **Devprath Constructions LLP**.
2. We have estimated the cost 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. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer / Consultants and the Schedule of items and quantity for the entire work as calculated by **Milind Nadiyana & Associates** appointed by Developer / Engineer, and the assumption of the cost of the cost material, labor and other inputs made by 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.32.60crores, 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 apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement to 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.
4. The Estimated Cost Incurred till date is calculated at Rs.18,83,08,955.10/- only. The amount of Estimated Cost Incurred is calculated on the basis of input materials / services used & unit cost of these items.
5. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartment and proportionate completion of internal & external works, as per specifications mentioned in agreement to sale of the Project is estimated at **Rs.13.77 crores.**
6. I Certify that cost for the Civil / MEP / Allied Work for the apartment and proportionate completion of internal & external works, as per specifications mentioned in agreement to 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 /~~ Wing ~~/ Layout / Plotted~~ Development bearing Number 'WING A' or called **WING 'A'** OF Mangalmurti Residency

(To be prepared separately for each ~~building~~ / wing / ~~Layout / Plotted~~ Development of the Real Estate Project)

Sr. No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of Building / Wing A / Layout / Plotted Development As On Date Of Registration	₹ *4,33,69,985.00*
2	Cost Incurred As On Date of Certificate	*3,44,05,255.83*
3	Work Done In Percentage	*79%*
	(As Percentage Of Estimated Cost)	
4	Balance Cost To Be Incurred (Based on Estimated Cost)**	₹ *89,64,729.17*
5	Cost Incurred In Additional / Extra Item not included in the Estimated Cost (Table – C)	*NIL*

~~Building /~~ Wing ~~/ Layout / Plotted~~ Development bearing Number 'WING B' or called **WING 'B'** OF Mangalmurti Residency

(To be prepared separately for each ~~building~~ / wing / ~~Layout / Plotted~~ Development of the Real Estate Project)

Sr. No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of Building / Wing B / Layout / Plotted Development As On Date Of Registration	₹ *13,92,00,000.00*
2	Cost Incurred As On Date of Certificate	*10,85,94,887.88*
3	Work Done In Percentage	*78%*
4	(As Percentage Of Estimated Cost) Balance Cost To Be Incurred (Based on Estimated Cost)**	₹ 3,06,05,112.12
5	Cost Incurred In Additional / Extra Item not included in the Estimated Cost (Table – C)	NIL

~~Building /~~ Wing ~~/ Layout / Plotted~~ Development bearing Number 'WING C' or called **WING 'C'** OF Mangalmurti Residency

(To be prepared separately for each building / wing / Layout / Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of Building / Wing C / Layout / Plotted Development As On Date Of Registration	₹ *13,92,00,000.00*
2	Cost Incurred As On Date of Certificate	*3,17,61,714.06*
3	Work Done In Percentage	*23%*
	(As Percentage Of Estimated Cost) Balance Cost To Be Incurred (Based on Estimated Cost)**	₹ 10,74,38,285.94
5	Cost Incurred In Additional / Extra Item not included in the Estimated Cost (Table – C)	NIL

~~Building /~~ Wing ~~/ Layout / Plotted~~ Development Common to all Wings OF Mangalmurti Residency

(To be prepared separately for each building / wing / Layout / Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of Building - common area As On Date Of Registration	₹ *42,52,765.00*
2	Cost Incurred As On Date of Certificate	*1,35,47,097.00*
3	Work Done In Percentage	*3.19*
	(As Percentage Of Estimated Cost) Balance Cost To Be Incurred (Based on Estimated Cost)**	
5	Cost Incurred In Additional / Extra Item not included in the Estimated Cost (Table – C)	NIL

Table B

Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of Building / ~~Wing / Layout / Plotted~~ Development As On Date Of Registration is	*32,60,22,750.00*
2	Cost Incurred As On Date of Certificate [Closing of Q4 FY 24-25]	*18,83,08,955.10*
3	Work Done In Percentage (As Percentage Of Estimated Cost)	58%
4	Balance Cost To Be Incurred (Based on Estimated Cost)**	13,77,13,795.00
5	Cost Incurred In Additional / Extra Item not included in the Estimated Cost (Table – C)	

Yours Faithfully,

Signature of Engineer

(Kashab Bansod)

Agreed & Accepted by:

DEVPRATH CONSTRUCTIONS LLP

Signature of Promoter

Name: Hemal Harikishan Nadiyana

Date: 01/04/2025

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*)
3. (**) Balance Cost to be incurred (4) may vary from Difference between Total estimated cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to

be incurred.

4. All the components of work with specifications are indicative and not exhaustive.

5. Please specify if there are any deviations / qualifications. Example: Any deviation in input material used from specifications in agreement of sale.

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.)
N/A	N/A	N/A