S.B. Malode & Associates

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NIT Ls No. 2791, NMRDA Ls No. 360, NMC Ls No. 704
Government of Maharashtra Ls No. STATE/R/2025/APL/16614

Annexure –B
FORM-2

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- 31/12/2023

To,

M/S GANESH BUIDERS,
Akshay Mansion,
Flat No 101,
Empress Society ,
Nagpur-440015

Subject – Certificate of Cost Incurred for Development of"**GYAN JYOTI COMPLEX**" having MahaRERA Registration No. **P50500046046** being developed by M/S GANESH BUILDERS , situated on Plot No 9,10 KH NO 71/1K,CTS No 528,HOUSE NO 3490/9,10 WARD NO 15, Shilpa Co-operative Housing SocietyMouza SOMALWADA- Nagpur District 440015.

Sir,

1. I, SUDESH MALODE have Undertaken Assignment of certifying Estimated Cost for**"GYAN JYOTI COMPLEX"**having MahaRERA Registration No. **P50500046046**Being Development By M/S GANESH BUILDERS.

2. 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 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 developers and consultants. The schedule of items and quantity required for the entire work as calculated by surveyor * appointed by Developer/Engineer, the assumption of the cost of 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 completion of the aforesaid project under reference as Rs. **6,10,35,890/-**(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 the 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 Building(s)/ Wings/ Layout/Plotted Development from the **NIT**being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost incurred till date is calculated at**RS 4,80,00,000/-** 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.

5. The Balance Cost of Completion of the Civil, MEP and Allied works for the completion of the apartments and proportionate completion of internal & external works as per specifications mentioned in agreement of sale, of the project is estimated at Rs.**1,30,35,890/-**(Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate completion of internal & external works as per specifications mentioned in agreement of 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/Plotted Development bearing NumberP50500046046 or called GYAN JYOTI COMPLEX

(To be prepared separately for each Building/Wing / Layout/ Plotted Development of the Real EstateProject)

Sr. No.	Particulars	Amount (In Rs)
1	Total Estimated cost of the Building /Wing /Layout/ Plotted Development As on 31/12/2023 Date of Registration is	–
2	Cost incurred as on 31/12/2023 (based on the Estimated cost)	–
3	Work done in Percentage (as Percentage of the estimated cost)	–
4	Balance Cost to be incurred (Based on Estimated Cost)	–
5	Cost Incurred on Additional / Extra Items As on Not included in The Estimated Cost (Table –C)	Rs. ---------0---------/-

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 layout as on 31/12/2023 date of registration is	Rs. 6,10,35,890 /-
2	Cost incurred as on 31/12/2023 (based on the Estimated cost)	Rs. 4,80,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	78.64%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 1,30,35,890/-
5	Cost incurred on Additional / Extra Items As on ---------- not included in the Estimated Cost (Table -C)	NIL

Yours Faithfully,

S. B. MALODE & ASSOCIATES

M. Tech

CONSULTING [illegible] STRUCTURAL DESIGNER

NIT Lic No. [illegible] Lic No. 704

GOVT. [illegible] APLI03268

[illegible] Regd. No. 84

ER. SUDESH MALODE

Agreed and Accepted by:

For, M/S GANESH BUILDERS

Mr.Anoop Gyanprakash Shukla
(Proprietor)
Promoter and Authorised Signatory

Date:31/12/2023

*Note

1. The scope of work is to complete Registered Real Estate Project as per drawing approved from time to time as per specifications mentioned in agreement of sale.
2. (*) Quality survey can be done by office of Engineer or can be done by an independent Quality Surveyor, Whose certificate or quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by the developer, engineer. In case of independent quantity surveyor being appointed by the 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 is an 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 components of work with specifications are indicative and not exhaustive.
5. Please specify if there are any deviations/ qualifications. Example: Any deviations 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)
1		
2		

Yours Faithfully,



ER. SUDESH MALODE
S. B. MALODE & ASSOCIATES
M. Tech
CONSULTING ENGINEERS & STRUCTURAL DESIGNER
NIT Ls No. 2791/ NMRDA Ls No. 360, NMC Ls No. 784
GOVT. MAH. Ls. No.STATE/ R/ 2022/APL/03288
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