agni
INFRASTRUCTURE & SHELTERS PVT LTD
Office Address
P. No. 121/1, Fl.No. 501, Chintamani Appartment,
Opp. Dhantoli Police Station, Nagpur 440012.

Annexure – B

FORM-2

(See Regulation 3)

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:30/06/2023

To,
HIMALAYA INFRAPROJECTS SUNSHINE UNIT II
Plot No. 189, Shivaji Nagar,
Nagpur - 440010.

Subject :Certificate of Cost Incurred for Development of **HIMALAYA SUNSHINE LOTUS APARTMENTS** for Construction of Building of the **HIMALAYA INFRAPROJECTS SUNSHINE UNIT II** MahaRERA Registration Number **P50500046089,**being developed by **HIMALAYA INFRAPROJECTS SUNSHINE UNIT II**

Sir,

1. IAmit Naidu have undertaken assignment of certifying Estimated Cost for **HIMALAYA SUNSHINE LOTUS APARTMENTS** having MahaRERA Registration Number **P50500046089** being developed by **HIMALAYA INFRAPROJECTS SUNSHINE UNIT II.**

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 per specification 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 UttamGajapure Quantity Surveyor appointed by Developer/Engineer, the assumption of the cost of material, labour 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.21,59,56,435.00**(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 Building(s)/Wing(s)/Layout/Plotted Development from the Nagpur Improvement Trust being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs.3,17,07,190.90** (Total of Table A & 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 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.18,42,49,244.10** (Total of Table A & B).

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

TABLE A

Building/Wing/Layout/Plotted Development bearing Number ____ or called **Himalaya Sunshine Lotus Apartment**

(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 the Building/Wing/ Layout/Plotted Development as on date of Registration is	20,84,68,137.00
2.	Cost incurred as on date of certificate	2,82,45,208.70
3.	Work Done in Percentage (as Percentage of the Estimated cost)	13.55%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	18,02,22,928.30
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 layout as on date of Registration is	74,88,298.00
2.	Cost incurred as on date of certificate	34,61,982.20
3.	Work done in Percentage (as Percentage of the estimated cost)	46.23%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	40,26,315.80
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	

Yours Faithfully,

Amit Naidu
Signature
Corporate Identity Number U45201MH2006PTC162616

Agreed and Accepted by:
HIMALAYA INFRAPROJECTS SUNSHINE UNIT II

Signature of Promoter
Name: Sunil R. Duddalwar
Date:30/06/2023

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 Quaintly 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 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 form specifications in agreement of sale.

Table C

List of Extra/Additional/Deleted Items considered in Cost
(Which were not parts of the original Estimated of Total Cost)

Sr. No.	List of Extra/Additional/Deleted Items	Amount (In Rs.)