B.J. Gupta & Associates
Civil Engineer
L/s. No. L-24 NMC
531 NIT
Upadhyaya Road, Mahal, NAGPUR

Engineer's Certificate

Date: - 31/12/2023

To
Shivdhara developers,
C/O Shriram trading company,
Chappru nagar chowk,
Nagpur, 440008

Subject: Certificate of Cost incurred for Development of Residential Flat Scheme situated on the Plot bearing no. 107 /CTS No. 124 /sheet no. 179/ NMC house no. 345/107/ ward no. – 23 / Khasra no. 218. Demarcated by its boundaries having 12mts road in east, plot no. 106 in west, 18m road in north and plot no. 108 in south in mouza – Nagpur taluka – Nagpur, district – Nagpur. Pin code – 440008. Admeasuring 1043.757 Sq.Mts. area being developed by Shivdhara Developers.

Ref. MahaRERA Registration Number P50500046414

Sir,

I have undertaken assignment of certifying Estimated Cost For The subject Real Estate Project proposed to be registered under MahaRERA, Being Residential Building situated on **situated on the Plot bearing no. 107 /CTS No. 124 /sheet no. 179/ NMC house no. 345/107/ ward no. – 23 / Khasra no. 218. Demarcated by its boundaries having 12mts road in east, plot no. 106 in west, 18m road in north and plot no. 108 in south in mouza – Nagpur taluka – Nagpur, district – Nagpur. Pin code – 440008. Admeasuring 1043.757 Sq.Mts. area being developed by Shivdhara Developers.**

1. Following technical professionals are appointed by Owner / Promoter: -

   (i) **Mr. Balram Gupta** as Architect.

   (ii) **M/s. P.S. Patankar** as Structural Consultant.

   (iii) **Mr. Narendra Bobde** as MEP Consultant

   (iv) **Mr. Akhilesh Choubey** as Quantity Surveyor.

2. We have estimated the cost of the Completion to obtain Occupation Certificate / Completion Certificate, of the Civil, MEP and Allied Works, of the building of the project. Our estimate cost calculation is based on the Drawing / Plans made available to us for the project under reference by the Developers and Constants and the Schedule of the items and quantity for

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the entire work as calculated by **Ar. Balram Gupta** appointed by Developers / Engineers, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate total cost of completion of the building of the aforesaid project under reference as **Rs. 8,31,00,000.00** (Total of Table A and Table B). the estimated total Cost of project is with reference to the Civil, MEP and allied work required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building from the **NMC, Nagpur** being the Planning Authority under whose Jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 6,73,91,322.00 [sr. no. 2]** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from **NMC Nagpur** (planning Authority) is estimated at **Rs. 1,57,08,678.00 [sr. no. 4]** (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

Table A

Building – Flat Scheme

Sr. No	Particulars	Amount
1	Total Estimated cost of the building as on 22/06/2022 Date of registration is	**9,25,00,000.00**
1a	Total Estimated cost of the building as revised on dated 01/04/2023 after registration is	**8,06,00,000.00**
2	Cost incurred as on 31/12/2023 (Based on the Estimated Cost)	**6,51,88,182.00**
3	Work Done in Percentage (As per Percentage of the Estimated Cost)	**80.88%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**1,54,11,818.00**
5	Cost Incurred on Additional / Extra Item as on 31/12/2023 not included in the Estimate Cost (Annexure A)	**0.00**

Table B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amount
1	Total Estimate cost of the Internal and External Development Work including amenities and Facilities in the Layout as on 22/06/2022 Date of Registration is.	**25,00,000.00**

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2	Cost incurred as on 31/12/2023 (Based on the Estimated Cost)	**22,03,140.00**
3	Work Done in Percentage (As per Percentage of the Estimated Cost)	**88.13%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**2,96,860.00**
5	Cost Incurred on Additional / Extra Item not included in the Estimate Cost (Annexure A)	**0.00**

Yours Faithfully

Note:

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate/Completion Certificate.

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. The estimated cost includes all labor, material, equipment and machinery required to carry out entire work.

4. 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.

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

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