FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

To,

Date: - 03/02/2025

The M/s. **L G DEVELOPERS AND BUILDERS**

Subject: Certificate of Cost Incurred for Development of **"GREENFIELD – 4"** having MahaRERA registration number **P50500047878** being developed by **M/s. L G Developers and Builders, Nagpur**

Sir,

1. I **Kishor Nimje** have undertaken assignment of certifying estimated cost for **"GREENFIELD–4"** having MahaRERA registration number **P50500047878** being developed by **M/s. L G Developers & 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 per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings/plants 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 **Mr. Suraj Mahajan** Quality surveyor* appointed by developer/Engineer, and 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 building(s) of the aforesaid project under reference as **Rs. 33,87,14,240/-** (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 for the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and the purpose of obtaining occupation certificate/ completion certificate for the buildings/Wings/ Layout/ plotted Development from the **NMRDA, 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. 11,56,19,044.01/-** (total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of inputs materials/services used and unit cost of these items.

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 NMRDA, Nagpur is estimated at **Rs. 22,30,95,195.99/-** (Total of Table A and B).

6. I certify that the cost of the civil, MEP and allied work for the aforesaid project completed on the date of this certificate is as given in Table A and B below

Table A

Buildings/Wing development bearing number **A** or called **"GREENFIELD-4"** (to be prepared separately for each Building/wing/Layout/ plotted Development of the real estate project)

Sr. No. (1)	Particulars (2)	Amount (3)
1	Total Estimated cost of the building/wing as on **31/12/2024** date of Registration	Rs. 20,73,78,908.60/-
2	Cost incurred as on date of certificate	Rs. 5,07,83,984.03/-
3	Work done in percentage (as percentage of the estimated cost)	24.49%
4	Balance cost to be Incurred (Based on estimated cost)	Rs. 15,65,94,924.57/-
5	Cost incurred on Additional/Extra Items as on _____ not included in the estimated cost (Table C)	Rs. 0/-

Buildings/Wing development bearing number **B** or called **"GREENFIELD-4"** (to be prepared separately for each Building/wing/Layout/ plotted Development of the real estate project)

Sr. No. (1)	Particulars (2)	Amount (3)
1	Total Estimated cost of the building/wing as on **31/12/2024** date of Registration	Rs. 13,13,35,331.40/-
2	Cost incurred as on date of certificate	Rs. 6,48,35,059.98/-
3	Work done in percentage (as percentage of the estimated cost)	49.37%
4	Balance cost to be Incurred (Based on estimated cost)	Rs. 6,65,00,271.42/-
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. (1)	Particulars (2)	Amount (3)
1	Total estimated cost of the internal and external development works including amenities and facilities in the layout as on **31/12/2024** date of Registration	Rs. 1,69,35,712/-
2	Cost incurred as on **31/12/2024** (based on the estimated cost)	Rs. 0/-
3	Work done in percentage (as percentage of the estimated cost)	0%
4	Balance cost to be incurred based on estimated cost Table-C	Rs. 1,69,35,712/-
5	Cost incurred on Additional/ Extra items as on _____ not included in the estimated cost (Table-C)	Rs. 0/-

Your Faithfully,
Signature of Engineer.
(License No.....)