Vr. Mahesh Boob
B.E., M.E. Civil, FIV, MIE
Master in Real Estate Valuation

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ARCH VALUE PROFESSIONALS

GOVT. APPROVED VALUER

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)

Ref No. B/VAL/2024/1185 Date: 12/04/2024

To

SHRI ANJANEYA DEVELOPERS PVT LTD ,
M-27, Second floor, K.K Bussiness Plaza,
Central bazaar road, Lokmat Square, Ramdaspeth,
Nagpur

Subject: Certificate of Cost Incurred for Development of Layout on Kh no. 117,118,119/2,127/1,126,125,134/1,134/2,135,139& P.H. no. 14, Mouza-Waranga, Tal.- Nagpur(Gramin) , Dist.- Nagpur , Known as [ANJANEYA NAGAR- V], Having RERA registration No. P50500048384 being developed by**SHRI ANJANEYA DEVELOPERS PVT LTD , Through its Director Shri Anil ShyamraoAstankar].This certificate is for the period ending 31/03/2024**
Longitude and Latitude : 20.949095,79.0636034)

Ref: MAHARERA Registration Number : P 50500048384.

Sir,

I, MAHESH R. BOOB have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project being situated on the Land bearing Kh no. 117,118,119/2,127/1,126,125,134/1,134/2,135,139 & P.H. no. 14, Mouza-Waranga, Tal.- Nagpur(Gramin) , Dist.- Nagpur developed by [SHRI ANJANEYA DEVELOPERS PVT LTD , Through its director Shri Anil ShyamraoAstankar].

1. Following technical professionals are appointed by Owner / Promoter :-
   - (i) M/sUmeshLamage as L.S. / Architect ;
   - (ii) M/s _____ as Structural Consultant
   - (i) M/s /Shri / Smt _____ as MEP Consultant
   - (ii) M/s Mahesh Boob as Quantity Surveyor *

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2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Mahesh Boobquantity Surveyor* appointed by Developer/Engineer, 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 Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.14,00,00,000/-** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining completion certificate for the Layout 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. 4,20,50,091/-** Total of (Table A and B)_. The amount of Estimated Cost Incurred is calculated on the basis of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Layout of the subject project to obtain Completion Certificate from NMRDA (planning Authority) is estimated at **Rs. 9,79,49,909/-** 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 called **ANJANEYA NAGAR-V**

(to be prepared separately for each Building /Wing / Layout of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Layout/ Plotted Development as on date of Registration is	---
2	Cost incurred as on date of Certificate (based on the Estimated cost)	---
3	Work done in Percentage (as Percentage of the estimated cost)	--

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4	Balance Cost to be Incurred (Based on Estimated Cost)	--
5	Cost Incurred on Additional /Extra Items as ondate of Certificate not included in the Estimated Cost (Annexure A)	--

TABLE B

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	**Rs. 14,00,00,000=00**
2	Cost incurred as on 31/12/2023 (based on the Estimated cost)	**Rs. 4,20,50,091=00**
3	Work done in Percentage (as Percentage of the estimated cost)	**30.00%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 9,79,49,909=00**
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. 0=00

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.	**NIL**	**NIL**

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

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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.

Yours Faithfully,

MAHESH BOOB
[M.E.(CIVIL), Chartered Engineer]
M-148192-9

MAHESH R. BOOB * CAT NO. M165 NAGPUR * GOVT. REGISTERED VALUER

Agreed and Accepted by:

SHRI ANJANEYA DEVELOPERS PVT LTD
Authorised Signatory

SHRI ANJANEYA DEVELOPERS PVT. LTD. * NAGPUR *

Date: 12/04/2024
Place: Nagpur