FORM-2

[See Regulation 31

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration or Ongoing Project and for withdrawal of Money from Designated Account — Project Wise)

Date 31/03/2023

To,

The M/s. SAHARA BUILDERS, NAGPUR.

Subject: Certificate of Cost Incurred for Development of 'ROYAL TOWN' having MahaRERA Registration Number P50500048526 (Only Applicable after project Registration) being developed by M/S SAHARA BUILDERS

Sir,

1. I /We VIVEK MAJUMDAR have undertaken assignment of certifying Estimated Cost for 'ROYAL TOWN' having MahaRERA Registration Number P50500048526 (Only Applicable after project Registration being developed by M/S SAHARA 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/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 Quantity Surveyor* appointed by Developer/Engineer, the assumption of the cost of material, labour 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 of completion of the aforesaid project under reference at Rs.12500000.00(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 05/09/2022 the being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs 3135000.00 (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 tar completion of the apartments and proportionate completion of internal & external works as per specifications mentioned in agreement or sale, of the Project is estimated at Rs 93,65,000.00 (Total of Table A and B).

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

TABLE A

Building /Wing / Layout / Plotted Development bearing Number (0) or called 'ROYAL TOWN'

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

	Particulars	Amount In Rs)
	Total Estimated Cost of the Building/Wing / Lavout Plotted Development as on date of Registration is	12500000 00
2	Cost incurred as on date of certificate	3135000 .00
	Work done in Percentage (as Percentage of the estimated cost)	25 08%
4.	Balance Cost to be incurred (Based on Estimated Cost)	5350000.00
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table —C)	NIL

TABLE B

Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amount (In Rs.)
	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	NA
2	Cost incurred as on date of certificate	NA
	Work done in Percentage (as Percentage of the estimated	NA
4.	Balance Cost to be Incurred Based on Estimated Cost)	NA
5.	Cost Incurred on Additional/ Extra Items not included in the Estimated cost (Table –C)	NA

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS)

with stamp of Engineer

ER. VIVEK MAJUMDAR
B.E CIVIL
Plot No. 4 DAGA LAYOUT,
NORTH AMBAZARI ROAD,
NAGPUR-440033

Agreed and Accepted by

Signature of Promoter Name

M/S SAHARA BUILDERS

PARTNER

Date: 31/03/2023

Note :

1. The scope of work is to completc Registered Real Estate Project as per drawings approved fro n tilne to time and as per specifications mentioned in agrcelncnt of sale.

2. (*) Quantity survey can be done by office of Engineer or can bc done bv 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 namc of the person in the ofticc of Enginccr, who is responsible tôr the quantity calculated should be mentioned at the place marked (*).

3. (**) Balance Cost to be incurred (4) may vary from Ditiérence between Total estimated Cost (I) 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 or the cost incurred / to be incurred.

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

6. Please specify if there are any deviations i 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)

	Lisl of Extra/Additional / Deleted Items	Amount (In Rs,)
2.		