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)

(JAN-MAR-2025)
Date:18/04/2025

To,
M/s. D. P. REAL ESTATE,
Through its partner
Smt. Chhaya Chandrakant Daware
01, Shivamkunj, Barde Layout,
Borgaon , Nagpur-440013

Subject: Certificate of Cost Incurred for Internal Development Work of **"Vasant Vihar"** Project situated on the Kh No. 9, Patwari Halka no.04, Mouza- Chicholi, Tahsil: Nagpur (Gramin), District: Nagpur having MahaRERA Registration Number- **P50500048766** being developed by M/s. D. P. REAL ESTATE Through its partner Smt. Chhaya Chandrakant Daware.

Sir,
I, Nikhil S. Bende, have undertaken assignment of certifying Estimated Cost for **"Vasant Vihar"** Project situated on the Kh No. 9, Patwari Halka no.04, Mouza- Chicholi, Tahsil: Nagpur (Gramin), District: Nagpur having MahaRERA Registration Number- **P50500048766** being developed by M/s. D. P. REAL ESTATE Through its partner Smt. Chhaya Chandrakant Daware.

2. We have estimated the cost of Civil, MEP and Allied works, required for the completion of the apartments and proportionate completion of the internal & external works of the project as per the specifications mentioned in agreement of scale. 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 **Shri. Sunil Wanjari** Quantity Surveyor appointed by Developer, 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.1,12,00,000/- (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 the completion of the apartments and proportionate completion of internal & external works, as per the specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the building(s) / Wings(s) / Layout / plotted Development from the NMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date (JAN-2023 TO MAR-2025) is calculated at Rs. 55,00,000/-(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 for the completion of the apartments and proportionate completion of the internal & external works of the project as per the specifications mentioned in agreement of scale the is estimated at Rs. 57,00,000/- (Total of Table A and B).

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

TABLE A

Layout / Plotted Development bearing Kh. No.-9, Mouza- Chicholi or called "VASANT VIHAR" (to be prepared separately for each Building/Wing/Layout/Plotted Development of the Real Estate Project)

Sr. No	Particulars	Amounts (In Rs.)
1	Total Estimated cost of the Layout/Plotted Development as on date of Registration is	1,12,00,000.00/-
2	Cost incurred as on date of certificate(JAN-2023 TO MAR-2025)	55,00,000.00/-
3	Work done in Percentage(as Percentage of the estimated cost)	49.107%
4	Balance Cost to be Incurred(Based on Estimated Cost)	57,00,000.00/-
5	Cost Incurred on Additional /Extra Items as on not included in theEstimated Cost (Table-C)	1,70,43,387.82/-

TABLE B

Internal & External Development Works of Layout in Respect of the Registration Phase

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	
2	Cost incurred as on date of certificate	
3	Work done in Percentage (as Percentage of the estimated cost	
4	Balance Cost to be Incurred (Based on Estimated Cost)	
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table-C)	

Yours Faithfully,

NIKHIL S. BENDE
CONSULTING ENGINEER
B.E. M-Tech (Structures)
NIT LS. No.: 1492, NMC LS. No.: 133
20, First Floor, Shree Ganesh Chambers,
Mehadia Square, Dhantoli, NAGPUR-12

Signature

Name : SHRI. NIKHIL S. BENDE

Local Authority license no. – STATE/R/2024/APL/10000

Agreed and Accepted by:
D. P. REALESTATE

Signature of the Promoter
Name: M/s. D. P. REAL ESTATE,
Through its partner
Smt. Chhaya Chandrakant Daware
Date: 18/04/2025

Note:

1. The of work is to complete registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in the agreement of sale.

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 mark (*) and in case quantity are being calculated by officer 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 mark (*).

3. (**) Balance Cost to be incurred (4) may vary from Difference between Total Estimate Cost (1) and Actual Cost incurred (2) due to deviation in quantity required/ escalation of cost etc. As this is estimated cost, any deviation in the quantity required for the 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 I there are any deviation / qualifications. Example: Any deviation in the input material used from specification sin agreement of sale.

Table C

List of extra /Additional/Deleted Items considered in Cost

(which were not part of the original Estimate of the cost)

Sr. No.	List of Extra /Additional/Deleted Items	Amount (In Rs.)
01	LAND COST	Rs. 1,35,01,240/-
02	NMRDA DEMAND, N.A. CHARGES ETC.	Rs. 35,42,147.82/-