ER.JAYANTKADHAO

SADAR,NAGPUR-440001.

Form 2

[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration ofOngoing Project and for withdrawal ofMoney from Designated Account - Project Wise)

The
M/s Leverage Realities
FF -1/2/3, 4th Floor, Girish Heights, LIC Square,
Sadar, Nagpur – 440001

Subject:Certificate Of Cost Incurred for Development ofLeverage Green Heights Wing B for Construction of 1 Nos. of building of the Project situated on the KH No 37/1/2/K/2 admeasuring 16000.00 Sq Mtr. area havingMahaRERA Registration NumberP50500049149being developed by M/s Leverage Realities., Nagpur.

Sir,

1. I Jayant Kadhao,have undertaken assignment of certifyingEstimated Cost for Leverage Green Heights Wing B registered under MahaRERA, consisting of 1 Nos. of building of the Project situated on the KH No 37/1/2/K/2 admeasuring 16000.00 Sq Mtr. area having MahaRERA Registration Number P50500049149being developed by M/s. Leverage Realities., Nagpur.

2. We have estimated the cost of the 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 and the Schedule of items and quantity for the entire work ascalculatedbyJayant KadhaoQuantity Surveyor* appointedbyDeveloper/Engineer,and the assumption of the cost of the cost material, labor and other inputs made by developer, and the siteinspection 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 30,94,48,000/-(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 completion of apartments and proportionate completion of internal

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&external works, as per specifications mentioned in agreement to sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s) / Wing(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 is calculated at **Rs. 12,69,93,959 /-(Total ofTable A and B)**. The amount of Estimated Cost Incurred is calculated on the basis of input materials / services used & unit cost of these items.

5. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartment and proportionate completion of internal & external works, as per specifications mentioned in agreement to sale of the Project is estimated at Rs. **Rs. 18,24,54,041/- (Total of Table A and B)**

6. I Certify that cost for the Civil / MEP / Allied Work for the apartment and proportionate completion of internal & external works, as per specifications mentioned in agreement to sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

Table A

Building / Wing bearing Number Wing **B**

(To be prepared separately for each building / wing / Layout / Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of Building / As On 15.12.2022 is	Rs, 27,65,28,000/-
2.	Cost Incurred As On 28.02.2025	Rs. 11,65,75,612/-
3.	Work Done In Percentage (As Percentage Of Estimated Cost)	42%
4.	Balance Cost To Be Incurred (Based on Estimated Cost)**	Rs. 15,99,52,388/-
5.	Cost Incurred In Additional / Extra Item not included in the Estimated Cost (Table – C)	Rs. Nil

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Table B

Internal & External Development Works in Respect of the Registered 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	Rs, 3,29,20,000/-
2.	Cost Incurred As on 28.02.2025	Rs. 1,04,18,347/-
3.	Work Done In Percentage (As Percentage Of Estimated Cost)	32%
4.	Balance Cost To Be Incurred (Based on Estimated Cost)	Rs. 2,25,01,653/-
5.	Cost Incurred In Additional / Extra Item not included in the Estimated Cost (Table – C)	Rs. Nil

Yours Faithfully,

Signature of Engineer

(Mr. Jayant Kadhao)

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 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 (*)

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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.

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.)