FORM – 2

ENGINEER'S CERTIFICATE

Date – 20/07/2024

To,
M/s Prime Residences
22, Income Tax Colony,
Main Road, Pratap Nagar,
Nagpur – 440022

Subject: Certificate of Cost incurred for Development of Project ***"Prime Residences – Jivan Vihar"*** which is **of 28, 3 BHK apartments proposed on Plot no. 26, South Ambazari Road, Dongre Layout, Shraddhandpeth, Nagpur 440022** having MahaRERA Registration Number P50500049702, dated 22nd February 2023 being developed by **Prime Residences.**

Sir,

1. I, Nitin Chahande, have undertaken assignment of certifying Estimated Cost for the PROJECT **of *"Prime Residences – Jivan Vihar"*** which is **of 28, 3 BHK apartments proposed on Plot no. 26, South Ambazari Road, Dongre Layout, Shraddandpeth, Nagpur 440022.** having MahaRERA Registration Number P50500049702, dated 22nd February 2023 being developed by **Prime Residences.**

2. We have estimated the cost of Civil, MEP and Allied works, required for completion of Apartments and proportionate completion of internal and external works of the project as per specifications mentioned in agreement to sale. Our estimated cost of 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 for the entire work as calculated by myself being appointed by Developer, 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 aforesaid project under reference as **Rs. 9,00,00,000 (Nine Crore Rupees)** (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 and external work as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate of buildings / Wings / Layout / Plotted development from the being planning authority under whose jurisdiction the aforesaid project is being implemented.

4. The **Estimated Cost Incurred till date** is calculated at **Rs. 1,25,00,000 /- (Rs. One Crore & Twenty Five Lakhs Only)** (Total of Table A and B). The amount of 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 of the completion of the apartments and proportionate completion of internal and external works, as per specifications

mentioned in agreement of sale, of the project is estimated at **Rs. 7,75,00,000 /- (Rs. Seven Crores & Seventy Five Lakhs Only)** (Total of Table A and B).

6. I certify that the Cost of Civil, MEP and Allied Works for completion of apartments and proportionate completion of internal and external works, as per specifications mentioned in the agreement of 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 bearing Number 1 or called Prime Residences – Jivan Vihar

Sr. No.	Particulars	Amount
1	Total Estimated Cost of the Building as on the date of registration	Rs. 9,00,00,000 /-
2	Cost incurred as on date of certificate	Rs. 1,25,00,000 /-
3	Work done in Percentage (as % of the estimated cost)	13.88 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 7,75,00,000/-
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table – C)	Rs. 0 /-

TABLE B

Internal and External Development Works in respect of the Registered Phase

Sr. No.	Particulars	Amount
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of registration	Rs. 0
2	Cost Incurred as on date of the certificate	Rs. 0 /-
3	Work Done in Percentage (as % of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0
5	Cost Incurred on Additional/Extra items not included in the Estimated Cost (Table – C)	Rs. 0 /-

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
-	NIL	Rs. 0 /-

Yours Faithfully,

Nitin S. Chahande
B.E. (Civil). M.I.E., F.I.V.
Chartered Engineer & Structural Designer
Reg. No. M-135923-6, NMC/L-560, NIT/X/6
49, Balaji Nagar, Nagpur-440010

NITIN CHAHANDE

Local Authority License No. 986 of NIT, Nagpur.

Agreed and accepted by:

Name - Srikant Sampath
Date – 20/07/2024