FORM-2 [see Regulation 3]
ENGINEER'S CERTIFICATE

Date: 4th January 2024

To
Sandeep Dwellers Pvt. Ltd.
3C, Gulmohar, Temple Road,
Civil Lines, Nagpur - 440001

Subject: Certificate of Cost Incurred for Development
Project: Swapna-Niketan – A Project by NMC
MahaRERA No: P50500050570

Sir,
I, Aman Kumar Singh, have undertaken assignment of certifying Estimated Cost for the Real Estate Project registered under MahaRERA, Completion of Construction Work **Swapna-Niketan – A Project by NMC** for Construction of 8 buildings (MahaRERA Registration Number – P50500050570) situated on the CTS No. 29 and 30, Sheet no 906/23, Kh. No. 24/4 and 24/6 of Mouza Wanjara, Tah. Nagpur, Distt. Nagpur, demarcated by its boundaries (21°11'30.3"N 79°07'34.0"E) to the North Shri Karemore Field, to the South Pioli Nadi, to the East Kamptee Road and Basti, to the West Pioli Nadi and Shri Karemore field admeasuring 12913 Sq.mts. area being developed by M/s. Sandeep Dwellers Pvt. Ltd. (Developer) and The Nagpur Slum Rehabilitation Authority, Nagpur (Land Owner).

1. Following technical professionals are appointed by Owner / Promoter:-
   (i) Shri Rahul Agarwala as L.S. / Architect
   (ii) Shri Aman Kumar Singh as Structural Consultant
   (iii) Shri Rahul Agarwala as MEP Consultant
   (iv) Shri Aman Kumar Singh as Quantity Surveyor *
2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) 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 Aman Kumar Singh quantity 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. 43,14,96,826** 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 occupation certificate / completion certificate for the building(s) from the Nagpur Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 10,72,98,068** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from Nagpur Municipal Corporation (planning Authority) is estimated at **Rs. 32,41,98,758** (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 :

Wing- A1

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the wing as on date of registration	5,00,85,346
2	Cost incurred as on certificate date (based on the Estimated cost)	1,75,29,871
3	Work done in Percentage	35.00%
4	Balance Cost to be Incurred	3,25,55,475
5	Cost Incurred on Additional /Extra Items as on certificate date not included in	NIL

Wing- A2

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the wing as on date of registration	5,00,85,346
2	Cost incurred as on certificate date (based on the Estimated cost)	1,45,24,750
3	Work done in Percentage	29.00%
4	Balance Cost to be Incurred	3,55,60,596
5	Cost Incurred on Additional /Extra Items as on certificate date not included in	NIL

Wing- A3

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the wing as on date of registration	5,00,85,346
2	Cost incurred as on certificate date (based on the Estimated cost)	1,05,17,923
3	Work done in Percentage	21.00%
4	Balance Cost to be Incurred	3,95,67,423
5	Cost Incurred on Additional /Extra Items as on certificate date not included in	NIL

Wing- A4

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the wing as on date of registration	5,00,85,346
2	Cost incurred as on certificate date (based on the Estimated cost)	1,45,24,750
3	Work done in Percentage	29.00%
4	Balance Cost to be Incurred	3,55,60,596
5	Cost Incurred on Additional /Extra Items as on certificate date not included in	NIL

Wing- A5

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the wing as on date of registration	5,00,85,346
2	Cost incurred as on certificate date (based on the Estimated cost)	1,25,21,336
3	Work done in Percentage	25.00%
4	Balance Cost to be Incurred	3,75,64,009
5	Cost Incurred on Additional /Extra Items as on certificate date not included in	NIL

Wing- A6

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the wing as on date of registration	5,00,85,346
2	Cost incurred as on certificate date (based on the Estimated cost)	75,12,802

3	Work done in Percentage	15.00%
4	Balance Cost to be Incurred	4,25,72,544
5	Cost Incurred on Additional /Extra Items as on certificate date not included in	NIL

Wing- A7

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the wing as on date of registration	5,00,85,346
2	Cost incurred as on certificate date (based on the Estimated cost)	1,40,23,897
3	Work done in Percentage	28.00%
4	Balance Cost to be Incurred	3,60,61,449
5	Cost Incurred on Additional /Extra Items as on certificate date not included in	NIL

Wing- A8

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the wing as on date of registration	5,00,85,346
2	Cost incurred as on certificate date (based on the Estimated cost)	1,55,26,457
3	Work done in Percentage	31.00%
4	Balance Cost to be Incurred	3,45,58,889
5	Cost Incurred on Additional /Extra Items as on certificate date not included in	NIL

Table B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the wing as on date of registration	3,08,14,059
2	Cost incurred as on certificate date (based on the Estimated cost)	6,16,281
3	Work done in Percentage	2.00%
4	Balance Cost to be Incurred	3,01,97,778
5	Cost Incurred on Additional /Extra Items as on certificate date not included in	NIL

Yours Faithfully
AAJ Engineers & Consultants Pvt. Ltd.

Director

Signature of Engineer
Aman Kumar Singh
(Licence No. IASE/M-179

* Note

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.

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 (*).

3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

4. As this is an 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.

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