J. P. ASSOCIATES
ENGINEERS & CONSULTANT

Cell : 9881301775

PRATIBHA NIWAS, SUKHKARTA NAGARI, SAWANGI MEGHE, WARDHA - 442 001

ENGINEER'S CERTIFICATE

Date : 31/03/2025

To,
GLOBAL INFRA REAL ESTATE - HINGNA
MR. DIPAK U. KOMALKAR, MRS. DURGA D. KOMALKAR AND MR. MATIN B. SHEIKH
SHOP NO. 75, PANCHWATI PARK, HINGNA, DIST. NAGPUR – 441110

Subject: Certificate of Cost Incurred for Development of Uttam Park Pase-4, of Global Infra Real Estate - Hingna. (Mr. Dipak Uttamrao Komalkar, Mrs. Durga Dipak Komalkar and Mr. Matin Bashir Sheikh) for Plots Development. (MahaRERA Registration Number P50500052107) situated at S. No 407, Mouza - Hingna, Tahsil - Hingna, Dist. Nagpur – 441110., Total Admeasuring Sqmt. 5079.60 SqMt, demarcated by its boundaries (latitude and longitude of the end points)

To the North : S. NO. 410

To the South : S. NO. 406

To the East : S. NO. 409 AND S NO. 408

To the West : NALLA AND TAHSIL OFFICE

of Division Mouza - Hingna, Tahsil - Hingna, Dist. - Nagpur - 441110

Ref : MahaRERA Registration Number P50500052107

Sir,

I Mr. Pramod Jain have undertaken assignment of certifying Estimated Cost for the Plot Develpment Project proposed to be registered under MahaRERA, being Uttam Park Phase-4 at S No. 407, Mouza - Hingna, Tahsil - Hingna, Dist - Nagpur – 441110. Total Admeasuring Sqmt. 5079.60 layout being developed by Global Infra Real Estate - Hingna (Mr. Dipak Uttamrao Komalkar, Mrs. Durga Dipak Komalkar and Mr. Matin Bashir Sheikh)

1. Following technical professionals are appointed by Owner I Promoter:-

(i) **Shri Swapnil Khedikar** as Architect
(ii) ___NIL___Structural Consultant
(iii) **Shri Pramod Jain** MEP Consultant
(iv) **Shri Pramod Jain** as Consultant Engineer*

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 of the project. Our estimatedcost calculations are based on the Drawings/plans made available to us for the project under reference by the Developerand Consultants and the Schedule of items and quantity for the entire work as calculated by Ganesh Sule as 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 the Total Cost for completion of the project under reference as **Rs. 1,60,50,000/-** (Total of Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4. The estimated actual cost incurred till date 31st March - 2025 is calculated at Rs. 62,72,722/- (Total of Tables A and B). The amount of Estimated Cost Incurred is calculated based on 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 the TAHSIL OFFICE/NAGAR PANCHAYAT, HINGNA. Being a Sanctioning Authority is estimated at Rs. 97,77,278/- (Total Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate as given in Tables A and B below :

For J. P. ASSOCIATES

PARTNER

Table A

S.No.	Particulars	Amounts
1	Total Estimated cost of the Development of Layout as on 31.03.2025 date is	Rs.1,60,50,000/-
2	Cost incurred as on 31.03.2025 (Based on the Estimated cost)	Rs. 62,72,722 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 97,77,278/-
5	Cost incurred on Additional/ Extra as on 31.03.2025 not included in the Estimated Cost (Annexure A)	Rs. NIL/-

TABLE B

S.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and facilities in the layout as on 31.03.2025 date of Registration is	Rs Nil
2	Cost incurred as on_(based on the actual cost incurred as per records)	Rs Nil
3	Work done in Percentage (as Percentage of the estimated cost)	%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs Nil
5	Cost incurred on Additional/ Extra as on 31.03.2025 not included in the Estimated Cost (Annexure A)	Rs Nil

For J. P. ASSOCIATES

PARTNER

Signature of Engineer
Er. Pramod Jain
Engineers & Consultant

*Note:

1. The scope of work ls 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. ln 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 I to be incurred.

5. All components ofwork with specifications are indicative and not exhaustive.

AnnexureA
List of Extra/Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost
--Nil----