D. B. SAHU
STRUCTURAL ENGINEER & CONSULTANT

Plot.No.13, Patel Nagar, Borgaon, Gorewada Road, Nagpur-440013 Mob:-8806291577.

FORM-2

ENGINEER'S CERTIFICATE

Date:09/04/2025

To

The M/s Shree Gajanan Builders And Developers,

Plot.No.13, Gajanan Orchid, G-01,

Gokul Society, Borgaon, Nagpur-440013.

Subject* Certificate of Cost Incurred for Development of [GAJANAN HEIGHTS] for Construction of Residential building Situated on the Plot bearing **C.N. No/CTS No./Survey No.17/ Final Plot No. 26, KH.No. 72/1, 73/1, 73/2, 76/1, 77, 77/1, 78/1, 81 and 82, MAUZA- BORGAON, Gokul/Joras Housing Society,** demarcated by its boundaries (latitude **21.1834886m** and longitude **79.0493815m** of the end points) **Plot No.27** to the North, **Plot No.25** to the South, **Plot No.15** to the East, **9.12m Wide Road** to the West, of Division **NAGPUR** village **NAGPUR** taluka **NAGPUR** District **NAGPUR** PIN-**440013** admeasuring **884.834 sq.mts** area being developed by **[Shree Gajanan Builders And Developers]**

Ref: RERA Registration Number P50500052627.

Sir,

I **Mr. Deepak Sahu** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being Residential Building situated on the plot bearing C.N. No/CTS No./Survey No.17/ Final Plot no.26, KH.No. 72/1, 73/1, 73/2, 76/1, 77, 77/1, 78/1, 81 and 82 MAUZA- Borgaon, Gokul/Joras Housing Society, of Division Nagpur village Nagpur, Taluka Nagpur, District Nagpur, PIN-440013 admeasuring 884.834 sq.mts area being developed by Shree Gajanan Builders And Developers.

1. Following technical professionals are appointed by Owner / Promoter

Shri. Abhijit Asolker	as L.S. /
Shri. Depak Bholanath Sahu	as Structural

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 quantity Surveyor* appointed by developer/Engineer, and the assumption of the cost

Er. Deepak B. Sahu
B.E. Civil, M.Tech
Structural Engineer
[illegible]-2631 NMC/[illegible]-745

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.4, 38, 90,000/-. 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 NIT being the Planning Authority under whose jurisdiction the aforesaid project is being implemented. The Estimated Cost Incurred till date is calculated as Rs. 3,95,00,000/-
4. 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 (planning Authority) is estimated at Rs.43,90,000/-
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project completed on the date of this certificate is as given in Table A and B below

TABLE A

Building /Wing bearing Number or called GAJANAN ENCLAVE

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 08-07-2023 date of Registration is	Rs. 4,38,90,000.00
2	Cost incurred as on 31-12-2024 (based on the Estimated cost)	Rs.3,95,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	Rs.90%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.43,90,000.00
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. NIL

TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

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	Nil
2	Cost incurred as on (based on the Estimated cost)	Nil
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

Signature of Engineer

(Licence No.....)

Er. Deepak B. Sahu
B.E. Civil, M.Tech
Structural Engineer
NIT/L-2631, NMC/L-745

* 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 labor.
4. ur, material, equipment and machinery required to carry out entire work.
5. 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.
6. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra / Additional Items executed with Cost

(Which were not parts of the original Estimate of Total Cost)

SHREE GAJANAN BUILDERS
& DEVELOPERS

Partner Partner

10/4/2025