MAHENDRA S. BHANDARI
B.E. (CIVIL) M.I.E., F.I.V.
CONSULTING ENGINEER • GOVT. REGISTERED • VALUER CHARTERED ENGINEER • PLANNER
Resi. & Office : Plot No. 173, 4th Floor, "Shivprasad Apartment", Shree Nagar, Nagpur - 440015
Mo. : 9922729541 E-mil : mahendrabhandari15@gmail.com

Form – 2

[See Regulation 3]

Engineer's Certificate

Date:20/10/2023

To,

M/s Green Space Infra Ventures

1st Floor, Akshay Heights 2, Omkar Nagar Cement Road, Omkar nagar Square Nagpur

Subject : Certificate of Cost incurred for Development of Business Park to be Known & styled as "CAPITAL ONE", on Plot No. 1-9-9/A Part B, Kh.No. 29/1, Corporation House No. 2254/1/9/9A/B, Situated at New Sneh Nagar, Wardha Road, Mouza: Somalwada , Tah : & Dist : Nagpur , having MahaRERA Registration NumberP50500050761being developed by M/s Green Space Infra Ventures.

Respected Sir,

1. I, Mahendra S Bhandari have undertaken assignment of certifying Estimated cost for Business Park to be Known & styled as "CAPITAL ONE", on Plot No. 1-9-9/A Part B, Kh.No. 29/1, Corporation House No. 2254/1/9/9A/B, Situated at New Sneh Nagar, Wardha Road, Mouza: Somalwada , Tah : & Dist : Nagpur , having MahaRERA Registration NumberP50500050761being developed by M/s Green Space Infra Ventures.

   Following technical professionals are appointed by Owner / Promoter: -
   (i) Shri Harish Chandnani as Architect
   (ii) Shri Patankar Sir as Structural Consultant
   (iii) Mr. Sugat R Raibole as Site Engg.

2.We have estimated the cost of 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. The schedule of items and quantity required for the entire work as calculated by Architect Shri Harish Chandnani , appointed by Developer/Engineer, the assumption of the cost of material, labour and other inputs made by the developer, and the site inspection carried out by us to ascertain/confirm the above analysis given to us.

Mahendra S. Bhandari
B.E. (Civil), M.I.E., F.I.V.
Chartered Engr. Planner & Consulting Engr.
Govt. Registered Valuer Cat. I 101 of 2009
NMC/L-408, N.I.T./L-2187, M-135774-8, F:18383
Cell No. 9922729541, 9921546726
Ph. No.: 9370928960

3.We estimate Total Estimated Cost of completion of the aforesaid project under reference at Rs 23 Crores (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 & external works of the project as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the Building from the Nagpur Municipal Corporationbeing the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till date is calculated at Rs. 3.15 Crores (Total of Table A and B).The amount of Estimated 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 required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale, of the Project is estimated at Rs. 19.85 Crores (Total of Table A and B)

6.I certify that the cost of the Civil, MEP and allied works for the apartments and proportionate internal & external works, as per specifications mentioned in 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

Business Park to be Known & styled as "CAPITAL ONE", on Plot No. 1-9-9/A Part B, Kh.No. 29/1, Corporation House No. 2254/1/9/9A/B, Situated at New Sneh Nagar, Wardha Road, Mouza: Somalwada , Tah : & Dist : Nagpur , (to be prepared separately for each Building /Wing/Layout/Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the buildings/wings as on date of Registration is (Excluding Land Cost)	Rs. 23,00,00,000/-
2.	Cost incurred as on date of certificate	Rs. 3,15,00,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	13.69%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 19,85,00,000/-
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	-

Mahendra S. Bhandari
B.E. (Civil), M.I.E., F.I.V.
Chartered Engr. Planner & Consulting Engr.
Govt. Registered Valuer CAT.I-101 of 2009
NMC/L-496, N.I.T./L-2187, M-135774-8, F:18383
Cell No.: 9822729541, 9921546726
Ph. No.: 9370928960

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	N.A.
2.	Cost incurred as on date of certificate	N.A.
3.	Work done in Percentage (as Percentage of the estimated cost)	N.A.
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	N.A.
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	-

Yours faithfully,

Mahendra S. Bhandari
B.E. (Civil), M.I.E., F.I.V.
Chartered Engr. Planner & Consulting Engr.
Govt. Registered Valuer CAT.I-101 of 2009
NMC/L-498, R.I.T./L-2187, M-135774-8, F:18383
Cell No. 9922729541, 9921546726
Ph. No.: 9370928960

Signature& Name with stamp of engineer

Agreed and Accepted by:

GREEN SPACE INFRA VENTURES

Signature of Promoter

Name: VIRAL MANDAVIYA

Date: 22/10/2023