Annexure - B

FORM 2

(see Regulation 3)

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date: 11/08/2023

To,
Devang Developers LLP
Plot No 32 A ,Deep Apartment ,
Pande Layout ,Khamla Road ,
Nagpur - 440025.

Subject: Certificate of Cost Incurred for Development of "**129-RIDDHI SIDDHI HEIGHTS**" **[MahaRERA Registration Number] situated** on **Plot No. 129 Kh. Nos. 72 and 73,** bearing Corporation House Nos.3774/6, **City Survey No. 2098/195** Sheet No. 40, situated at Pande Layout. Nagpur, land bearing, (latitude and longitude of the end points)

Towards the East	- By Plot No 128
Towards the West	- By Plot No 130 A
Towards the North	- By 9 Mtr Wide Road
Towards the South	- By Plot No 150

of village - **MOUZA KHAMLA** within the limits of the Nagpur Municipal Corporation **Ward No. 75**, Tahsil and District – Nagpur, PIN - 440025 admeasuring 930.00 Sq. Mtrs..having plot area 882.63 Sq.m area being developed **by Devang Developers LLP,** Through Designated Partner Mr. Hemal Harikishan Nadiyana (DPIN: 05186653)
Sir,

1. I/We, Ar. **Milind Harikisan Nadiyana** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project **129-RIDDHI SIDDHI HEIGHTS** proposed to be registered under MahaRERA, being-1 Building(s)/ Wing(s) of the First Phase situated land bearing **Plot No. 129** , **Kh. Nos. 72 and 73**, of village - **MOUZA KHAMLA** within the limits of the Nagpur Municipal Corporation, District – Nagpur , PIN – 440025 admeasuring **930 sq.mtr.. area being developed by Devang Developers LLP,** Through Designated Partner Mr. Hemal Harikishan Nadiyana (DPIN: 05186653).

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 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. **2,81,05,600.00 /-** (Total of Table A & 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 Nagpur Municipal Corporation (NMC) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Nil**/-** (Total of Table A & 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 The Assistant Director Town Planning Authority Nagpur Improvement Trust (NIT) is estimated at 5,56,59,960.00 /- (Total of Table A & 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 :

TABLE A

Layout Plan or called Ameya Apartments

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

Sr. No	Particulars	Amounts
1.	Total Estimated Cost of Building/Wing as on 11/08/2023 date of Registration.	Rs. **2,81,05,600.00** /-
2	Cost incurred as on 11/08/2023 (based on the Estimated cost)	Rs. Nil/-
3.	Work Done in Percentage (as percentage of the Estimated Cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. **2,81,05,600.00** /-
5.	Cost Incurred on Additional/Extra Items as on _____ not included in Estimated Cost	nil/

TABLE B

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

S. 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	Nil
2	Cost Incurred as on _____ (based on the Estimated Cost)	
3	Work Done in Percentage (as Percentage of the Estimated Cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Nil
5	Cost Incurred on Additional Extra Items as on _____	Nil

Yours Faithfully,

License NumberArchitect

MILIND NADIYANA & ASSOCIATES
CA/2000/26814
NIT L.S. No. 1193
NMC L.S. No. R-124
ARCHITECT

Agreed & Accepted by

Signature of Promoter

Name: **by Devang Developers LLP (LLPIN: AAJ-5095)**

Through Designated Partner Mr. Hemal Harikishan Nadiyana (DPIN: 05186653)

Date: 11/08/2023

Note

I . The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement for Sale.

2, (*) Quantity surveyor 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 survivor being appointed by developer. The name has to be mentioned at the place marked(*) and in case of quantity are being calculated by office of engineer, the name of the person the office of engineer who is responsible for the quantity should be mentioned at the place marked (*).

3.(**) Balance cost incurred (4) may vary from difference between Total Estimated Cost (1) and Actual cost incurred (2) due to due to deviation in quantity required/escalation cost etc. As this is an estimated cost , any deviation in the quantity required for development of the Real Estate Project will result in the amendment of the cost incurred/ to be incurred

4. All components of work with specification are indicative and not exhaustive.

5. Please specify if there are any deviations/ qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

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 (in Rs.)