VISTAAR

Architect, Planner, LandscapeArchitect, InteriorDesigner, Gover. Valuer

VISTAAR HEIGHTS, 4th floor, Plot No. 146-151, Opp. GajananMaharajMandir,

ZendaChowk, Dharampeth, NAGPUR-10.

PH.NO.9422103220

FORM-2
ENGINEER'S CERTIFICATE
Dec 2024

Date : 20/01/2025

To
The -Crush - N – Cut Stone Pvt Ltd .Through ,
Shri Rajendra Gargishankar Mishra ,
17/A Palm Road , Civil Line , Nagpur – 440002

Subject: Certificate of Cost incurred for development of Construction Work of Residential Project "NISARG VIHAR" situated on the Plot bearing C.N. No/CTS No./ Final Plot no: -, Survey no. 180/1, 180/3,181/1, 181/3, 18211 & 183/1 , demarcated by its boundaries 21°13'09.4"N 7859'53.1"E village- Mahurzari, taluka- Nagpur (Gramin), District- Nagpur, admeasuring=110200.00 sq.mts.

Ref: RERA Registration Number P50500053455

Sir.

I, Mr C D Giripunje have undertaken assignment of certifying estimated cost for the subject Real Estate project proposed to be registered under RERA being situated on Plot bearing C.N. No/CTS No./ Final Plot no: -, Survey no. 180/1, 180/3,181/1, 181/3, 18211 & 183/1 , demarcated by its boundaries 21°13'09.4"N 7859'53.1"E village- Mahurzari, taluka- Nagpur (Gramin), District- Nagpur, admeasuring=110200.00 sq.mts. M/s The -Crush - N – Cut Stone Pvt Ltd .Through

1. Following technical professionals are appointed by Owner/ Promoter
(i) M/s CD Giripunje, Nagpur as Licensed Architect
(ii) M/s CD Giripunje , Nagpur as Structural Consultant
(iii) Anil Ramteke as Site In Charge

2. We have estimated the cost of the completion to obtain Occupation Certificate /Completion Certificate, of the Civil, MEP and Allied 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 Mr. C D Giripunje quantity Surveyor* appointed by Developer, 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 of the aforesaid project under reference as Rs. 46,66,16,267/ - .The estimated Total Cost of project is with reference to the Civil, MEP and allied works for required to b-e completed for the purpose of obtaining occupation Certificate/ Completion certificate for the Project. from the Nagpur improvement Trust being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated Rs. 57737945.00/- 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 Project subject to obtain Occupation Certificate/ Completion Certificate from Nagpur municipal corporation (planning Authority) is estimated at Rs. 40,88,78,322/-

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

Building / Wing bearing number "A"

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

Sr No.	Particulars	Amounts
1	Total Estimated cost of the Project as on 06/11/2023 date of Registration is	Rs.46,66,16,267/-
2	Cost incurred as on 30/12/2024 (Based on the Estimated Cost)	Rs.5,77,37,945/-
3	Work done in percentage (As percentage of the estimated cost)	8.03%
4	Balance cost to be incurred (Based on Estimated cost)	Rs.40,88,78,322/-
5	Cost incurred on Additional/ Extra items as on 30/12/2024 included in the Estimated Cost.	NA

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 06/11/2023 of Registration is	Rs.46,66,16,267/-
2	Cost incurred as on 31/12/2024 (Based on the Estimated Cost)	Rs.5,77,37,945/-
3	Work done in percentage (as Percentage of the estimated cost)	8.03%
4	Balance cost to be incurred (Based on the Estimated Cost)	Rs.40,88,78,322/-
5	Cost incurred on Additional / Extra items as on 30/12/2024 not included in the Estimated Cost.	NA

Yours faithfully,
Signature of the Engineer

ARCHITECT
C.D. Giripunje
C.A./2001/27832
N.I.T. No.1321
N.M.C. No.R-198

CD GIRIPUNJE
The -Crush - N – Cut Stone Pvt Ltd

Crush-N-Cut Stones Pvt. Ltd.

Mr Rajendra Mishra
(Director)

Director