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 Bank Account)

Date: 11/10/2023

To,
The Banganagar Plywood Limited ,
11, Naidu Chamber, Wardha Rd, Lokmat Square,
New Ramdaspeth,
Nagpur, Maharashtra 440010

Subject: Certificate of Cost Incurred for Development of of **Arhum Tulsi** having MahaRERA Registration Number P50500053681 being Developed by Banganagar Plywood Limited (CIN: U02001WB2000PLC091627).

Sir,

1 I, Shubham Kishor Unde, have undertaken assignment of Certifying Estimated Cost for **Arhum Tulsi** having MahaRERA Registration Number P50500053681 being Developed by Banganagar Plywood Limited (CIN: U02001WB2000PLC091627).

2 We have estimated the cost of Civil, MEP and Allied Works required for completion of the apartments & proportionate completion of internal & external works of the Project as per the specifications mentioned in the Agreement of Sale. Our estimated cost calculations are based on the Drawings/Plans made available to us for the Project under Reference by the Developers / Consultants. The Schedule of Items & Quantity required for the entire work as calculated by Mr. Rajendra R Sukle Quantity Surveyor* appointed by the Developer/Engineer, the assumption of the cost of material, labour & other inputs made by the Developer, and the Site Inspection carried out by us to ascertain / confirm the above analysis given to us.

3 We estimate Total Estimated Cost of completion of the aforesaid Project mentioned under refere ₹ 85,520,960.00 (Total of Table A & B) at the time of Registration. The estimated Total Co Project is with reference to the Civil, MEP & Allied Works completion of the apartments & proportionate completion of internal & external works, as per the specifications mentioned in the Agreement of Sale & for the purpose of obtaining Occupation Certificate / Completion Certificate for the Building(s) / Wing(s) / Layout / Plotted Development from the Nagpur Improvement trust (**NIT**) being the Planning in the Authority under whose jurisdiction the aforesaid Project is being implemented.

4 The Estimated Cost incurred till date is calcula ₹ 30,996,775.00 (Total of Table A & B). The Amount of Estimated Cost Incurred is calculated on the basis of input materials / services used & unit cost of these items.

5 The Balance Cost of completion of the Civil, MEP & Allied Works for completion of Apartments & proportionate completion of internal & external works, as per specifications mentioned in Agreement of Sale, of the aforesaid Project
is estimated at ₹ 54,524,185.00 (Total of Table A & B).

6 I Certify that the cost of Civil, MEP & Allied Work for apartments & proportionate internal & external works, as per the specifications mentioned in Agreement of Sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A & B below:

TABLE – A

Building / Wing / Layout / Plotted Development bearing Number _____ or called Arhum Tulsi (to be prepared separately of each Building / Wing / Layout / Plotted Development of the Real Estate Project)

S. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of Building / Wing / Layout / Plotted Development as on date of Registration is	₹ 85,520,960.00
2	Cost incurred as on date of Certificate	₹ 30,996,775.00
3	Work Done in Percentage (as Percentage of Estimated Cost)	**36.24%**
4	Balance Cost to be incurred ** ((based on Estimated Cost)	₹ 54,524,185.00
5	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	

TABLE – B

Internal & External Development Works in respect of Registered Phase

S. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of Internal & External Development Works including amenities & facilities in the Layout as on date	
2	Cost incurred as on date of Certificate	
3	Work Done in Percentage	
4	Balance Cost to be incurred	
5	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	

Note: Not Applicable since we are in construction of Building

Yours faithfully,

Mr. Shubham Kishor Unde

[Not less than Bachelor's Degree Holder or equivalent as per Section 2(u) of the Act]

Local Authority License Number (if applicable)

Agreed & Accepted by: Banganagar Plywood Limited

Signature of Promoter

Name:Banganagar Plywood Limited (CIN: U02001WB2000PLC091627)
Sunil Chhajer Director (DIN: 00052843)

Director

Date: 11/10/2023

TABLE – C

List of Extra / Additional / Deleted Items considered in the Cost
(Which were not parts of the original Estimate of Total Cost)

S. No.	List of Extra / Additional / Deleted Items	Amount (in Rs.)
1	NIL	
2		

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