VISTAAR

Architect, Planners, Landscape, Interior Designer, Gorv Valuer

Mobile No: 9422103220

Vistaar Heights, Opp Shree Gajanan Maharaj Mandir, Zenda Chowk, Dharampeth, Nagpur - 10

Email:

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)

Certificate as on: 31/03/2025

To,

Name: Inches Realities ,Amit Marawar

Address: LGF No 23, Ganesh Appartment, Ring Road, Kotwal Nagar, Near Registrar Office Nagpur 440022

Belonging To: Inches Realities

Subject : Certificate of Cost Incurred for Development of Residential & Commercial Building Sonestaa having MahaRERA Regn. Number P50500054945 Situated at Plot No. 50, Kh. No. 278/1, 278/2 & 280, of Mounza Wanadongri, Tah Hingna, District Nagpur 441110 developed by Inches Realities

Sir,

1 I/We VISTAAR have undertaken assignment of certifying Estimated cost of Residential & Commercial Building Sonestaa having MahaRERA Regn. Number P50500054945 Situated at Plot No. 50, Kh. No. 278/1, 278/2 & 280, of Mounza Wanadongri, Tah Hingna, District Nagpur 441110 developed by Inches Realities

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 Developers /Consultants. The Schedule of items and quantity required for the entire work as calculated by _____ Quantity Surveyor* appointed by Developer/Engineer, the assumption of the cost of material, labour and other inputs made by 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 under reference at Rs 286000350/-

(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 of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the building(s)/Wing(s)/Layout/Plotted Development from the

Nagpur Metropolitan Region Development, Nagpur being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4 The Estimated Cost Incurred till date is calculated at Rs. 62135128/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of input materials/services used and unit cost of these items.

5 The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the project is estimated at Rs. 223865222/- (Total of Table A and B).

6 I certify that the Cost of the Civil, MEP and allied work 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

Building/Wing/Layout/Plotted Development bearing Number or called Sonestaa

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

Sr.No		Particulars	Amount in Rs.
	1	Total Estimated cost of the building /wing/ Layout/Plotted Development as on date of Registration is	28,60,00,350
	2	Cost incurred as on date of certificate	6,21,35,128
	3	Work done in percentage(as percentage of the Estimated cost)	21.73%
	4	Balance Cost to be Incurred (based on the Estimated cost)	22,38,65,222
	5	Cost incurred on Additional/ Extra items not included in the Estimated Cost (Table-C)	-

TABLE-B

(Internal & external Development Works in Respect of the Registered Phase)

Sr.No		Particulars	Amount in Rs.
	1	Total Estimated cost of the Internal and External Development work including Amenities and Facilities in the layout as on date of Registration is	-
	2	Cost incurred as on date of certificate	-
	3	Work done in percentage(as percentage of the Estimated	
	4	Balance Cost to be Incurred (based on the Estimated cost)	-
	5	Cost incurred on Additional/ Extra items not included in the Estimated Cost (Table-C)	-

Yours faithfully,

For VISTAAR

Architect, Planners, Landscape, Interior Designer, Gorv Valuer

CA/2001/27832 , NIT LS No.1321

NMC LS No.R-198 , ADTP LS No.

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

VISTAAR

Engineer

Agreed & Accepted by

For Inches Realities

LGF No 23, Ganesh Appartment, Ring Road, Kotwal Nagar, Near Registrar Office Nagpur 440022

Inches Realities Nagpur

Amit Marawar

Date: 20/04/2025

Place: Nagpur

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specification mentioned in agreement of sale.
2. (*)Quantity survey can be done by office of Engineer or can be done by an independent quantity survey, whose certificate of quantity calculated can be relied upon by the Engineer. In case of Independent quality 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. (**)Balance cost to be incurred (4) may vary from difference between Total estimated cost (1) and actual cost incurred (2) due to deviation in quantity required/escalation of cost etc. 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.
4. All components of work with specifications are indicative and not exhaustive.
5. Please specify if there are any deviation/qualifications. Example : Any deviations in input material used from specification 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.
1	Nil	-
2	Nil	-
3	Nil	-
4	Nil	-
5	Nil	-