FORM-2 [see Regulation 3]
ENGINEER'S CERTIFICATE

Date: 4th April 2025

To
Sandeep Dwellers Pvt. Ltd.
3C, Gulmohar, Temple Road,
Civil Lines, Nagpur - 440001

Subject: Certificate of Cost Incurred for Development
Project: SDPL Om Tatsat
MahaRERA No: P50500055135

Sir,
I, Aman Kumar Singh, have undertaken assignment of certifying Estimated Cost of Completion of Construction Work of SDPL Om Tatsat for Construction of 3 building (MahaRERA Registration Number – P50500055135) situated on the Plot No. 384, 385, 386, Kh. No. 63, 67, 61, 68, 70, 71, 72, 74, 75, 102/2 & 103/1-2, City Survey No. 395 (comprising of City Survey No.392, 393, 395, 399, 402, 411, 412, 413, 414, 415, 417 & 418), Sheet No. 62, 69 (comprising of Sheet Nos. 50, 59, 61, 62, 69, 70, 71, 72, 73, 76, 77, 78, 79, 80, 712 & 718) of Mouza Chikhali (Deo), Nagpur, demarcated by its boundaries (21°09'48.2"N 79°08'18.5"E) to the North 36 Mt Road, to the South 12 Mt Road, to the East Plot No 383, to the West 24 Mt Road of Division Nagpur, Village Nagpur (M Corp.), Taluka Nagpur (Urban) District Nagpur PIN 440008, admeasuring 4645.25 Sq.mts. area being developed by Sandeep Dwellers Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter:-
   (i) Shri Rahul Agarwala as L.S. / Architect
   (ii) Shri Aman Kumar Singh as Structural Consultant
   (iii) Shri Rahul Agarwala as MEP Consultant
   (iv) Shri Aman Kumar Singh as Quantity Surveyor *

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 Aman Kumar Singh 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. 63,59,28,207** Total of Table A and 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 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 at **Rs. 4,32,23,100/-**(Total of Table A and 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 Nagpur Improvement Trust (planning Authority) is estimated at **Rs. 59,27,05,107**(Total of Table A and 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 :

Wing- Commercial

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the wing as on date of registration	6,24,67,725
2	Cost incurred as on certificate date (based on the Estimated cost)	37,48,063
3	Work done in Percentage	6.00%
4	Balance Cost to be Incurred	5,87,19,661
5	Cost Incurred on Additional /Extra Items as on certificate date not included in	NIL

Wing- A

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the wing as on date of registration	25,83,21,157
2	Cost incurred as on certificate date (based on the Estimated cost)	1,54,99,269
3	Work done in Percentage	6.00%
4	Balance Cost to be Incurred	24,28,21,887
5	Cost Incurred on Additional /Extra Items as on certificate date not included in	NIL

Wing-B

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the wing as on date of registration	20,66,56,925
2	Cost incurred as on certificate date (based on the Estimated cost)	41,33,139
3	Work done in Percentage	2.00%
4	Balance Cost to be Incurred	20,25,23,787
5	Cost Incurred on Additional /Extra Items as on certificate date not included in	NIL

Table B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the wing as on date of registration	10,84,82,400
2	Cost incurred as on certificate date (based on the Estimated cost)	86,78,592
3	Work done in Percentage	8.00%
4	Balance Cost to be Incurred	9,98,03,808
5	Cost Incurred on Additional /Extra Items as on certificate date not included in	NIL

Yours Faithfully

AAJ Engineers & Consultants Pvt. Ltd.

Director

Signature of Engineer
Aman Kumar Singh
(Licence No. IASE.M-179

*** Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.

2. (*) Quantity survey 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 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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

4. 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.

5. All components of work with specifications are indicative and not exhaustive.