S.B. SHELGAONKAR
B.E.(CIVIL)
N.I.T.L.S. No. 606
NMO/R/2022/APL/01521

1188,Central Avenue,
Bhawsar Chowk,
Gandhibagh,
Nagpur-440002
M: 9822362305

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: 17.04.2025

To,
Valuable Buildcon LLP
Block No 101, Plot No.2, "PRASAD",
Dronacharya Nagar, Near Trimurti Square,
Parsodi,Nagpur – 440010

Subject: Certificate of Cost Incurred for Development of "KANCHANGANGA FLATS being developed by Valuable Buildcon LLP for the quarter ending 31st March 2025.

Ref: MahaRERA Registration Number: P50500055590

Sir,

I have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under MahaRERA with Registration Number P50500055590, being Building(s)/situated on the plot bearing Plot No. R-7 /./Survey no 344/ Sheet No 34./ Final Plot no. R-7, Laxmi Nagar, Nagpur 440010 of Division Nagpur, village Nagpur, taluka Nagpur District Nagpur PIN 440010 admeasuring 743.21 Sq. mtrs (As per city survey records 738.70 Sq. Mtrs (OR 7951 Sq. Ft.) area being developed by Valuable Buildcon LLP.

1. Following technical professionals are appointed by Owner/Promoter: -

i) Shri Raviraj Sarwate as L.A.

ii) Shri. Sandeep Selgoankar as LS

(iii) Engineer Shri. Prashant Upasani as Structural Consultant

(iv) M/s. Vishwakarma Plumbing Consultancy Services as MEP Consultant

(v) Mr. Amol Vyawahare (of M/s. Vaijeshwar Electricals as MEP Consultantsls)

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 Shri. Sandeep Selgaonkar as L.S 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 8,30,25,000/- (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 N.M.C being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 2,97,00,000/- (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 Deputy Director of Town Planning, NMC (planning Authority) is estimated at Rs. 5,33,25,000/- (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:

TABLE A

Building /Wing bearing Number/ Plot No. R-7, Laxmi Nagar, Nagpur or called "Kanchanganga Flats"

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30.07.2024 date of Registration is	Rs. 8,30,25,000 /-
2	Cost incurred as on dated 31.03.2025 (based on the Estimated cost)	Rs. 2,97,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	35.77%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 5,33,25,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	--- NIL---

TABLE B --- NA

(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 of Registration is	--- NIL---
2	Cost incurred as on _____ (based on the Estimated cost)	--- NIL---
3	Work done in Percentage (as Percentage of the estimated cost)	--- NIL---
4	Balance Cost to be Incurred (Based on Estimated Cost)	--- NIL---
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	--- NIL---

Yours Faithfully

S.B. Shelgaonkar

Signature of Engineer

(Licence No. N.I.T.L.S No. 606)

S. B. Shelgaonkar
N.I.T. L.S No. 606
N.M.C. L.S. No- NMC/R/2022/APL/01521
1188, Central Avenue, Bhawsar Chowk,
Gandhibagh Nagpur- 440002

Agreed & Accepted by:

Shri Sumant Mundle

Date: 17/04/2025

VALUABLE BUILDCON LLP
Prasad, Plot No. 2 Dronacharya
Nagar, Near Trimurti Nagar
Nagpur- 440022

VALUABLE BUILDCON LLP ★ NAGPUR ★