VISTAAR

Architect, Planner, Landscape Architect, Interior Designer, Govt. Valuer

Vistaar Heights, 4th floor, Plot No.146-151, Opp. Shree Gajanan Maharaj Mandir,
Zenda Chowk, Dharampeth, NAGPUR-10.
M.NO. 9422103220

FORM-2 [UT]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal ofMoney from Designated Account- Project wise)

Date:
24/01/2025

To,
Prafulla Chandrakant Itkelwar
Shop No. 15, Ashirwad Apartment
H B Town Bhandara Road, Nagpur
Maharashtra – 440 035.

Subject: Certificate of cost incurred for Development of SAI NAGARI -2 having MAHARERA Registration Number P50500055891 being developed by Prafulla Chandrakant Itkelwar.

Sir,

1. I **C.D. Giripunje** have undertaken assignment of certifying Estimated Cost for **Sai Nagari - 2** the Subject Real Estate Project proposed to be registered under MahaRera, situated on the land bearing **Khasra No. 74/1, At. Pawangaon, Tah. Kamptee, Dist. Nagpur – 440035.**
2. We have estimated the cost of Civil, MEP and allied works required for completion of the layout and external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the sanctioned plans made available to us for the project under reference by the **Prafulla Chandrakant Itkelwar.** The Schedule of items and quantity required for the entire work as calculated by Quantity Surveyor appointed by **Prafulla Chandrakant Itkelwar,** the assumption of the cost of material, labour and other inputs made by the

developer/promoter, and the site inspection carried out by us to ascertain/confirm the above analysis given to us.

3. We estimate Total cost of completion of the aforesaid project under reference at **Rs. 5,46,37,600/-** (Total of Table A and B) at the time of registration. The estimated total cost of the project is with reference to the civil, MEP and allied works required for the completion of the project and external works of the project as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate for the Apartment/Layout from the **Nagpur Metropolitan Region Development Authority** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The estimated cost incurred till date is calculated at **Rs. 91,91,026/-** (Total of Table A and B). The amount of estimated cost incurred is calculated on the basis 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 Apartment and external works as per specifications mentioned in agreement of sale of the project is estimated at Rs. (Total of Table A and B).
6. I certify that the cost of civil, MEP and allied works for completion of the Apartment and external works as per specifications mentioned in agreement of sale of the project as completed on the date of this certificate is as given in Table A and B below:

TABLE A

Building/Layout – **Khasra No. 74/1, At. Pawangaon, Tah. Kamptee, Nagpur-440035.**

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Building As on _____ date of Registration is	Rs. NIL /-
2	Cost incurred as on date of certificate (based on the Estimated cost)	Rs NIL /-
3	Work done in Percentage (as Percentage of the estimated cost)	

4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. NIL /-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	Rs NIL /-

TABLE B

(Internal & External Development Works in respect of the registered phase)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31/12/2024 date of Registration is	**Rs. 2,80,00,000/-**
2	Cost incurred as on 31/12/2024 (based on the Estimated cost)	**Rs. 91,91,026/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**32.83%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 1,88,08,974/-**
5	Cost Incurred on Additional /Extra Items as on_____not included in the Estimated Cost (Annexure A)	Rs.NIL/-

Agreed And Accepted By:

Signature of Promoter
Prafulla C. Itkelwar
PRAFULLA C. ITKELWAR

Place: - **Nagpur**
Date: - **24/01/2025**

Yours Faithfully

ARCHITECT
C.D. GIRIPUNJE
License No. CA/2001/27832
N.I.T. No. 1321
N.M.C. No. R-198