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

Date: 27th Mar 2025

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

Subject: Certificate of Cost Incurred for Development
Project: Aaranyam Wanjara – A Project by SDPL
MahaRERA No: _____

Sir,
I, Aman Kumar Singh, have undertaken assignment of certifying Estimated Cost for the Real Estate Project, for Completion of Construction Work of Aaranyam Wanjara – A project by SDPL having MahaRERA Registration Number – _____ situated on plot bearing CTS No. 22, Sheet no 916/10, Kh. No. 11-12/2 of Mouza Wanjara, Tah. Nagpur, Distt. Nagpur - 440026, demarcated by its boundaries (21°11'46.5"N 79°07'22.2"E) to the North Kh.No.10, to the South Kh.No.13, to the East Kh.No.11-12/3, to the West Nari Pandan (Nari Chi shiv), admeasuring 11,880.85 Sq.mts. being developed by M/s. 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 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 project under reference as **Rs.2,88,74,221/-**. 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 Assistant Director of Town Planning, Chandrapur being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs.NIL/-** 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 project to obtain Occupation Certificate / Completion Certificate is estimated at **Rs Rs. 2,88,74,221/-** (Table A & 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 & B below :

Table A

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the wing as on date of registration	NA
2	Cost incurred as on certificate date (based on the Estimated cost)	NA
3	Work done in Percentage	NA
4	Balance Cost to be Incurred	NA
5	Cost Incurred on Additional /Extra Items as on certificate date not included in	NA

Table B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the wing as on date of registration	2,88,74,221
2	Cost incurred as on certificate date (based on the Estimated cost)	-
3	Work done in Percentage	0.00%
4	Balance Cost to be Incurred	2,88,74,221
5	Cost Incurred on Additional /Extra Items as on certificate date not included in	NIL

Yours Faithfully  Signature of Engineer Aman Kumar Singh (Licence No IASE M-179)	Agreed and accepted by:  For M/s. Sandeep Dwellers Pvt. Ltd. Gaurav Agarwala Dated – 08th Apr 2025

*** 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.