Er. Pradip R. Agrawal
Civil Engineer,
Contractor & Engineers

Office: 5, Saras Apartment,Raghunandan Society,Ranpise Nagar Akola.- 444 001, Cell :09764999727

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
(Upto 30/06/2025)

Date: 10.08.2025

To,
Kothari Construction Company
A-103, Rami Heritage , Murtijapur Road
Old RTO office, Akola 444001

Subject: Certificate of Cost Incurred for Development of [Lotus Park] having Maharera Registration no P50100047492 being developed by Kothari Construction Company.

Sir,

I/ We Pradip **Agrawal** have undertaken assignment of certifying Estimated Cost for the (Lotus Park) having MAHARERA Registration No- **P50100047492** being developed by **Kothari Construction Company**.

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 specification 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 Developer and Consultants .The Schedule of items and quantity for the entire work as calculated by **Pradip Agrawal** 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 to ascertain / confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs 58,00,00,000/-**. 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

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certificate/completion certificate for the building(s) from the **Akola Municipal Corporation** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.**4,62,00,000 /-** 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 apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the project is estimated at Rs.**53,38,00,000**/- (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 bearing Number A-1

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Building lotus Park as on the date of Registration is	Rs. 80000000/-
2	Cost incurred as on date of certificate	Rs. 40,00,000 /-
3	Work done in Percentage (Based on Estimate Cost)	5%
4	Balance Cost to be Incurred (Based on Estimate Cost)	Rs. 7,60,00,000 /-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost	N.A

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TABLE A

Building /Wing/Layout/Plotted bearing Number A-2

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Building lotus Park as on the date of Registration is	Rs.8,00,00,000/-
2	Cost incurred as on date of certificate	Rs. 40,00,000/-
3	Work done in Percentage (Based on Estimate Cost)	5%
4	Balance Cost to be Incurred (Based on Estimate Cost)	Rs. 7,60,00,000 /-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost	N.A

TABLE A

Building /Wing/Layout/Plotted bearing Number A-3

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Building lotus Park as on the date of Registration is	Rs. 70000000
2	Cost incurred as on date of certificate	Rs. 3,70,00,000/-
3	Work done in Percentage (Based on Estimate Cost)	52.86%
4	Balance Cost to be Incurred (Based on Estimate Cost)	Rs. 3,30,00,000 /-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost	N.A

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TABLE A

Building /Wing/Layout/Plotted bearing Number B-1

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Building lotus Park as on the date of Registration is	14,00,00,000-
2	Cost incurred as on date of certificate	-
3	Work done in Percentage (Based on Estimate Cost)	0%-
4	Balance Cost to be Incurred (Based on Estimate Cost)	-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost	-

TABLE A

Building /Wing/Layout/Plotted bearing Number B-2

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Building lotus Park as on the date of Registration is	8,00,00,000-
2	Cost incurred as on date of certificate	-
3	Work done in Percentage (Based on Estimate Cost)	0%-
4	Balance Cost to be Incurred (Based on Estimate Cost)	-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost	-

TABLE A

Building /Wing/Layout/Plotted bearing Number Duplex

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Building lotus Park as on the date of Registration is	Rs 60000000
2	Cost incurred as on date of certificate	Rs.12,00,000
3	Work done in Percentage (Based on Estimate Cost)	2%
4	Balance Cost to be Incurred (Based on Estimate Cost)	Rs 5,88,00,000/-

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5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost	-

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 date of Registration is	Rs. 70000000/-
2	Cost incurred as on date of certificate	-
3	Work done in Percentage (as percentage of the estimated cost)	-
4	Balance Cost to be Incurred (Based on Estimate Cost)	-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost	-

Yours Faithfully

Signature of Engineer (Site Supervisor)

Name of Engineer: Pradip Agrawal

License No. (If any):

Phone No: 97649997272
Place: Akola

Er. Pradip Agrawal
D.C.E. (Civil)
CONSULTING CIVIL ENGINEER
ARCH. PLANNER
Saras Apartment, Ranpise Nagar,
AKOLA-444005. Ph. No.: 2450431

Agreed and accepted by:

KOTHARI CONSTRUCTION COMPANY
AKOLA

Signature of Promoter
Name: KOTHARI CONSTRUCTION COMPANY
Date: 10.08.2025
Place : Akola

Er. Pradip R. Agrawal

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