PALLAVI KORDE

Near Satyam Hotel, Pusad Naka , Washim – 444505

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Date: 10/03/2022

To

M/s Badlani Buildcon,

Gat NO 30/3, Shankarbaba Road,

Lakhala

Washim – 444505

Subject: Certificate of Cost Incurred for Development for Plotting project of " Badlani Park " (MahaRERA Registration Number – to be obtained) situated **on the Plot bearing Gat NO 30/3, Shankarbaba Road, Lakhala Washim – 444505** demarcated by its boundaries (latitude and longitude of the end points) Boundaries East Prabhakar Jhangindar Land and Boundaries West Polytechnic Collage Land Boundaries North Vaisali kadam Madhuri kadam Dilip Vispute and Prashant Vispute Land Boundaries South Pinjarkar Jawde and other Land admeasuring Total area **29,700 sq.mts plotable area 12,670Sq mt**. area being developed by M/s Badlani Buildcon.

Sir,

I/ We Miss. Pallavi Korde have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, Plotting project of " Badlani Park " situated **on the Plot bearing Gat NO 30/3, Shankarbaba Road, Lakhala Washim – 444505** admeasuring Total area **29,700 sq.mts plotable area 12,670Sq mt**. area being developed by M/s Badlani Buildcon.

Following technical professionals are appointed by Owner / Promoter :-

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WASHIM

(i) Mr. Shiju G. Vareed. as Architect;

(ii) Mr. Bajarang N. Ambhore as Structural Consultant

(iii) M/s Vishu Londe as MEP Consultant

(iv) Mr. Omprakash B. Bhad as Site Engineer

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Plotting 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 Omprakash B. Bhad appointed as Site Engineer by Developer, 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 Plotting of the aforesaid project under reference as **Rs. 2,50,00,000/-**(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 Plotting from the Municipal Corporation Washim, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 96,00,00,00,/-** (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 Plotting of the subject project to obtain Occupation Certificate / Completion Certificate from Municipal Corporation Washim is estimated at **Rs 1,54,00,000 /-** 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 :

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TABLE A

Layout bearing Number A

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Layout as on 10/03/2022 date of Registration is	Rs.2,50,00,000 /-
2	Cost incurred as on 10/03/2022 (based on the Estimated cost)	Rs. 96,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	38.40%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,54,00,000/-
5	Cost Incurred on Additional /Extra Items as on 10/03/2022 not included in the Estimated Cost (Annexure A)	Not Estimated

TABLE B

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 10/03/2022 date of Registration is	Rs. 1,54,00,000/-
2	Cost incurred as on 10/03/2022 (based on the Estimated cost)	Rs. 5,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	3.25%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,49,00,000/-
5	Cost Incurred on Additional /Extra Items as on 10/03/2022 not included in the Estimated Cost (Annexure A)	N.A.

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Yours Faithfully

Signature of Engineer

Ku. Pallavi G. Korde
Dip. in Civil Engg. B.E. (Civil Engg.)
Regd. No.- CBWWM/R/2021/APL/00155
Regd. No.- TP&VDW/R.P.WSM/ER-01/9/21
Local Authority license no. _____(If applicable)

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Agreed and Accepted by:

Signature of Promoter
Name: Purankumar Lalchand Badlani
Date:10-03-2022

*** 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 Total estimated cost of layout includes Land cost which is taken as per current ready reckoner rate.
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.

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

ANNEXURE A

Cost incurred on Additional Items as on 10.03.2022 not included in the estimated cost

(which were not part of the original Estimate of Total Cost)

1. Salaries to Staff members, consultants fees, site and office overheads
2. Marketing and promotional expenses and brokerage
3. Payment of taxes, cess, fees, charges, premiums, interests. Etc to any statutory Authority.
4. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institutions (NBFC) or money lenders on construction funding or money borrowed for construction and or land.

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