ASPECT DESIGN

Consulting Architect & Civil Engineer
308 , EMPIRIAL PLAZA NEAR ANAND TALKIES SQ, SITA BULDI Nagpur.
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Form 2

[See Regulation 3]

ENGINEER'S CERTIFICATE

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

(For the period Ended 30 Sept 2023)

The
MR. LAXMAN DALAL
PROP. OF M/S ARADHYA BUILDERS & DEVELOPERS
FLAT NO.202, RAJAT SANKUL, GANESHPETH
NAGPUR

Subject :Certificate Of Cost Incurred For Development Of KANCHAN NAGARI-10 having MahaRERA Registration Number - P50500050467 being developed by MR. LAXMAN DALAL PROP. M/S ARADHYA BUILDERS & DEVELOPERS

Sir,

1. I/ We B. P. GOHARhave undertaken assignment of certifying Estimated Cost for Project Name having MahaRERA Registration Number P50500050467Being developed by MR. LAXMAN DALAL PROP. OF M/S ARADHYA BUILDERS & DEVELOPERS .

2. We have estimated the cost of the Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications 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 / Consultants and the Schedule of items and quantity for the entire work ascalculated by_____Quantity Surveyor* appointed by Developer/Engineer,and the assumption of the cost of the cost material, labor and other inputs made by developer, and the siteinspection carried out by us to ascertain / confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at Rs.1,45,00,000.00(Total of Table A and B).at the time of Registration. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of plots and proportionate completion of internal & external works, as per specifications mentioned in agreement to sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s) / Wing(s) / Layout / Plotted Development from the __Nagar Panchayat Hingna being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.98,40,500.00 _____(Total ofTable A and B)_. The amount of Estimated Cost Incurred is calculated on the basis of input materials / services used & unit cost of these items.

5. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartment and proportionate completion of internal & external works, as per specifications mentioned in agreement to sale of the Project is estimated at Rs. 46,59,500.00 (Total of Table A and B)

6. I Certify that cost for the Civil / MEP / Allied Work for the apartment and proportionate completion of internal & external works, as per specifications mentioned in agreement to 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 Development bearing Number _____ or called _____

(To be prepared separately for each building / wing / Layout / Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of Building / Wing / Layout / Plotted Development As On Date Of Registration is	*1,45,00,000.00*
2.	Cost Incurred As On 30 SEP 23 Date of Certificate	98,40,500.00
3.	Work Done In Percentage (As Percentage Of Estimated Cost)	*67%*

4.	Balance Cost To Be Incurred (Based on Estimated Cost)**	46,59,500.00
5.	Cost Incurred In Additional / Extra Item not included in the Estimated Cost (Table – C)	

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	*00*
2.	Cost Incurred As On Date of certificate	*00*
3.	Work Done In Percentage (As Percentage Of Estimated Cost)	*00*
4.	Balance Cost To Be Incurred (Based on Estimated Cost)	
5.	Cost Incurred In Additional / Extra Item not included in the Estimated Cost (Table – C)	00

Yours Faithfully,

ASPECT DESIGN
B. P. GOHAR
Consulting Architect & Engineer
N.M.R.D.A. LS.No.341, N.I.T. LS.No.886,
N.M.C. LS.No.390, A.D.T.P. LS.No.1561/2017
308, Imperial Plaza, Anand Talkies Sq.,
Sitabuldi, Nagpur-12. (M) 9665543417

Signature of Engineer

ARADHYA BUILDER AND DEVELOPER

PROPRIETOR

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.

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. (**) Balance Cost to be incurred (4) may vary from Difference between Total estimated cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this 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.

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

5. Please specify if there are any deviations / qualifications. Example: Any deviation in input material used from specifications in agreement of sale.

Table C

List of Extra / Additional / Deleted Items considered in Cost

(Which were not part of the original estimate of Total Cost)

Sr. No.	List of Extra/ Additional/ Deleted Items	Amount (In Rs.)