MADHUKAR RAMJI SHELOTE

Office @ :- E – 4, Akshay Hight – II, Sai Nagar, Omkar Nagar Square,

Manewada Ring Road, Nagpur - 440027

Mob. No- 9422107417

Date 30-09-2025

Annexure-B
FORM–2
[See Regulation 3]
ENGINEER'S CERTIFICATE

To

MAHALAXMI AEDIFICATORS PRIVATE LIMITED
through Directors **1) SHRI. RAHUL JAGDISH BONDRE,**
2) SHRI. HARSH ANISH CHHAJED
Add - N-103,104, Laxmivihar Apartment,
Wardha Road, Somalwada,
Nagpur – 440025.

Subject: Certificate of Cost Incurred for Development of **(Mahalaxmi Nagar – 29] Ph. No. 37, KH NO. 181/1/A, 181/2/A, Mouza - Vihirgaon,** Tahsil–Nagpur (Rural) and District–Nagpur **having (Maha RERA Registration Number P50500052279)** being developed by **[MAHALAXMI AEDIFICATORS PRIVATE LIMITED]**
{For Quarter July to September 2025}

Sir.

1. I MADHUKAR RAMJI SHELOTE have undertaken assignment of certifying Estimated Cost for **(Mahalaxmi Nagar – 29] KH NO. 181/1/A, 181/2/A** having MahaRERA Registration Number **P50500052279** being developed by **[MAHALAXMI AEDIFICATORS PRIVATE LIMITED]**
2. I have estimated the cost of Civil, MEP and allied works required for completion of the layouts and proportionate completion of 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 me for the project under reference by the Developer/Consultants. The Schedule of item and quantity required for the entire wok as calculated by MADHUKAR RAMJI SHELOTE Quantity Surveyor appointed by Developer/Engineer, the assumption of the cost of material, labor and other input made by developer and the site inspection carried out by us to ascertain/confirm the above analysis given to me.

3. I estimate, Total Estimated Cost of completion of the aforesaid project under reference at Rs 5,79,50,000 /- (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 the layouts and proportionate completion of works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate/competition for the Layout/Plotted Development from the NMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 5,36,06,526/- (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 layouts and proportionate completion of works, as per specifications mentioned in agreement of sale, of the Project is estimated at Rs. 43,43,474/- (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and Allied work for the layouts and proportionate works, as per specifications mentioned in agreement of sale, of the foresaid Project as completed on the date of this certificate is given in table A and B below:

TABLE A
(NO BUILDING CONSTRUCTED)

Sr. No	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Building/Wing/Layout/Plotted Development as on date of Registration is	NOT APPLICABLE
2.	Cost incurred as on date of certificate	NOT APPLICABLE
3.	Work done in Percentage (as Percentage of the estimated cost)	NOT APPLICABLE
4.	Balance Cost to be Incurred **(Based on Estimated Cost)	NOT APPLICABLE
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table –C)	NOT APPLICABLE

TABLE B

Development works in Respect of the Registered Phase.

Sr. No	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Development Works including amenities and Facilities in the layout as on date of Registration is	5,79,50,000 /-
2.	Cost incurred as on date of certificate	5,36,06,526/-
3.	Work done in Percentage (as Percentage of the estimated cost)	92.50 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	43,43,474/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table- C)	NIL

Yours Faithfully

M. R. SHELOTE
ARCHITECTURAL CONSULTANT
& STRUCTURAL DESIGNER
L. S. No. NIT-486,
NMRDA-NMRDA/R/2025/APL/00293
STATE-STATE/R/2025/APL/16816

Signature & Name

MADHUKAR RAMJI SHELOTE

Agreed and Accepted by:

Signature of Promoter