

WAVE CAD DESIGN

Flat No. F1, Radhika Apartment, Prashant Nagar,
Wardha Road, near Ajni Square, Nagpur – 440015

Mail: wavearch7@gmail.com

FORM 2
[See Regulation 3]

ENGINEER'S CERTIFICATE

For the quarter ended 31st March 2025

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account –
Project wise)

16/04/2025

Date:

To
Lush Properties-1
A.D. Complex Near Old Motor Stand Sq, Itwari,
Nagpur, Maharashtra, 440002

Subject: Certificate of Cost Incurred for Development of "Gulmohar Greens" having MAHARERA no. P50500078477, being developed by Lush Properties-1

Sir,

1. I / We, have undertaken assignment as certifying Estimated Cost for "Gulmohar Greens" having MahaRERA Registration no. P50500078477, being developed by Lush Properties-1.

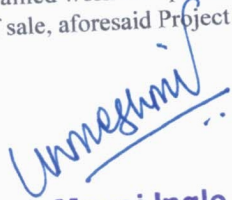
2. We have estimated the cost of civil, MEP and allied works required for the completion of apartments and proportionate completion of internal and external works of the project as per specification mentioned in agreement of sale. Our estimated cost calculations are based on the Drawings/plans made available 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 Me. Quantity Surveyor* appointed by developer/Engineer, 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 4,80,00,000/- (Total of Table A & 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 for the apartments and proportionate completion of internal and external works, as per specification mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the building(s)/Wing(s)/Layout/Plotted Development from Nagpur Municipal Corporation the being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 35,00,000.00 (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input material / 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 apartment and proportionate completion of internal and external works, as per specification mentioned in agreement of sale, of the Project is estimate at Rs 4,45,00,000/- (Total of Table A & B).

6. I certify that the Cost of the Civil, MEP and allied work for apartments and proportionate completion of internal and external works, as per specification mentioned in agreement of sale, aforesaid Project as completed on the date of this certificate is as given in Table A and B below;


Unmesh Manoj Ingle
B.Tech (Civil) M.Tech (Structural Engineering)
NMRDA/R/2022/APL/00076
Mo. 9176256656

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by UNMESH
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Table – A (Not applicable)

Building/Wing bearing Number 00
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on date of Registration is	0.00
2	Cost incurred as on date of certificate	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred** (Based on Estimated Cost)	0.00
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table –C)	0.00

Table - B

Internal & External works in respect of the registered phase

Sr. No	Common areas and Facilities Amenities	Amount (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on the date of registration is	48000000.00
2	Cost incurred as on date of certificate	3500000.00
3	Work done in Percentage (as Percentage of the estimated cost)	7.29%
4	Balance Cost to be Incurred (Based on Estimated Cost)	44500000.00
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table –C)	0.00

Yours Faithfully,


Unmesh Manoj Ingle
B.Tech (Civil) M.Tech (Structural Engineering)
NMRDA/R/2022/APL/00076
Mo. 9176256656

Signature of the Engineer
Unmesh Manoj Ingle
(License No NMRDA/R/2022/APL/00076)

Agreed and accepted by,

Signature of promoter
Name
Date


Vinod Agrawal
16/04/2025

**UNMESH
MANOJ
INGLE**

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by UNMESH
MANOJ INGLE
Date: 2025.04.17
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