



SHARAD GAWALI AND ASSOCIATES

ARCHITECTS, INTERIOR DESIGNERS AND TOWNPLANNERS

103, E-wing, Kailash Arcade, Opposite Quadrangle Store,
Cannought Place, Cidco, Aurangabad.

☎ 9049888833 ☎ 02402488833
✉ gawali.sharad@gmail.com



FORM-2 ENGINEER'S CERTIFICATE

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

Date: 28/08/2021

To

LAXMIBAI SHANKARRAO GHADGE,

Subject: Certificate of Percentage of Completion of Construction Work of Building(s) / 03 Wing(s)
of **LAXMIBAI SHANKARRAO GHADGE**, [to be registered in RERA] situated **On No.01,**
Gut No.51 (Part), Village Golwadi, Cidco Waluj. M.-4, Tq. Dist. Aurangabad.

North – Gut No. 51 Part

South – Gut No. 52 & 53

East – Cidco Aurangabad Road.

West – Gut No. 80

Village Golwadi, Cidco Waluj. M.-4, Tq. Dist. Aurangabad.-PIN 431002
admeasuring 3149.215 sq.mts. area being developed by Laxmibai Shankarrao
Ghadge,

Ref: RERA Registration Number _____.

Sir

I/ We _____ have undertaken assignment of certifying Estimated Cost for the
Subject Real Estate Project proposed to be registered under RERA being **Residential building**
(Blocks : A-Wing, B-Wing, C-Wing, D-Wing) of the **on Plot No.01, Gut No.51 (Part), Village**
Golwadi, Cidco Waluj. M.-4, Tq. Dist. Aurangabad. - PIN 431002 admeasuring 3149.215
sq.mts. Area being developed by Laxmibai Shankarrao Ghadge,



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1. Following technical professionals are appointed by Owner / Promoter :-
 - i. M/s/AR. SHARAD GAWALI & ASSOCIATES (Ar. Sharad Gawali) (Reg. No CA – 2011/52995), Aurangabad as L.S. / Architect;
 - ii. M/s PRADEEP MOTE & ASSOCIATES (Er. Pradeep V. Mote), Aurangabad as Structural Consultant.
 - iii. M/s /Shri / Smt _____ as MEP Consultant.
 - iv. M/s/ _____ Aurangabad as Consulting 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 Building(s) 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 _____ 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.
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.643.98 Lakh (Rs. SIX HUNDRED FOURTY THREE POINT NIGHTY EIGHT LAKHS ONLY)** 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 building(s) from the **ADTP, TOWN PLANNING, AURANGABAD**, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 190.23 Lakh (Rs. ONE HUNDRED AND NINETY POINT TWENTY THREE LAKHS ONLY)** 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 Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from **ADTP, TOWN PLANNING, AURANGABAD** (planning Authority) is estimated at **Rs 453.75 Lakh (Rs. FOUR HUNDRED FIFTY THREE POINT SEVENTY FIVE LAKHS ONLY)**
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

Building / Wing bearing Number **Block A-Wing = 3bhk Row House 01 To 8**

(To be prepared separately for each Building /Wing of the Real Estate Project)

Sr. no.	Particulars	Amounts in Lakhs
1.	Total Estimated cost of the building / wing as on 28/08/2021 date of Registration is	Rs.156.54 Lakh
2.	Cost Incurred as on 28/08/2021 (based on the Estimated cost)	Rs.109.58 Lakh
3.	Work done in Percentage (as Percentage of the estimated cost)	70.00%
4.	Balance Cost to be Incurred(Based on Estimated Cost)	Rs.46.96 Lakh
5.	Cost Incurred on Additional / Extra Items as on 28/08/2021 not included in the Estimated Cost (Annexure-A)	Rs. Nil

Building / Wing bearing Number **Block B-Wing = 3bhk Row House 01 To 8**

Sr. no.	Particulars	Amounts in Lakhs
1.	Total Estimated cost of the building / wing as on 28/08/2021 date of Registration is	Rs. 159.14 Lakh
2.	Cost Incurred as on 28/08/2021 (based on the Estimated cost)	Rs. 0.00Lakh
3.	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4.	Balance Cost to be Incurred(Based on Estimated Cost)	Rs. 159.14 Lakh
5.	Cost Incurred on Additional / Extra Items as on 28/08/2021 not included in the Estimated Cost (Annexure-A)	Rs. Nil



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Building / Wing bearing Number **Block C-Wing = 3bhk Row House 01 To 4**

Sr. no.	Particulars	Amounts in Lakhs
1.	Total Estimated cost of the building / wing as on 28/08/2021 date of Registration is	Rs.80.65 Lakh
2.	Cost Incurred as on 28/08/2021 (based on the Estimated cost)	Rs. 80.65 Lakh
3.	Work done in Percentage (as Percentage of the estimated cost)	100.00 %
4.	Balance Cost to be Incurred(Based on Estimated Cost)	Rs.0.00 Lakh
5.	Cost Incurred on Additional / Extra Items as on 28/08/2021 not included in the Estimated Cost (Annexure-A)	Rs. Nil

Building / Wing bearing Number **Block D-Wing = 2bhk Flat 01 To12**

Sr. no.	Particulars	Amounts in Lakhs
1.	Total Estimated cost of the building / wing as on 28/08/2021 date of Registration is	Rs.145.97 Lakh
2.	Cost Incurred as on 28/08/2021 (based on the Estimated cost)	Rs. 0.00Lakh
3.	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4.	Balance Cost to be Incurred(Based on Estimated Cost)	Rs.145.97 Lakh
5.	Cost Incurred on Additional / Extra Items as on 28/08/2021 not included in the Estimated Cost (Annexure-A)	Rs. Nil



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TABLE B

(To be prepared for the entire registered phase of the real estate project)

Sr. no.	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 28/08/2021 Date of Registration is	Rs.101.68 Lakh
2.	Cost Incurred as on 28/08/2021 (based on the Estimated cost)	Rs. 0.00 Lakh
3.	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4.	Balance Cost to be Incurred(Based on Estimated Cost)	Rs.101.68 Lakh
5.	Cost Incurred on Additional / Extra Items as on 28/08/2021 not included in the Estimated Cost (Annexure-A)	Rs. Nil

Yours Faithfully

Ar. Sharad Gawali Patil

• 103, E-Wing, Kailash Arcade,
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Reg. No. CA/2011/52995