ARCHITECT'S CERTIFICATE

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

Date: -
To,

The Developers,
Anand Rameshchandraji Jakhotiya.

Subject: - Certificate of Percentage of Completion of Construction Work of 1ST No. of Building(s) (s) of the 1ST Phase of the Project [Maha-RERA Registration Number] situated on the Plot bearing C.N. No /CTS No. /Survey No – 12/3/ Final Plot No. 6 demarcated by its boundaries (latitude and longitude of the end points) 44.60 m (Gut No. – 29 Shelgaon) to the North, 43.45 m (12 m Wide Road) to the South, 55.20 m (Plot No- 1, 2, 3.) to the East, 45.12 m (9 M Wide Road) to the West, of Division Amravati, Village:- Shelgaon, Taluka:- Mangrulpir, District:- Washim, PIN 444403 admeasuring Total plot area **2173.52** sq.mts & project land for Built up **3099.37** sq.mts. area being developed by Shri. Anand Rameshchandraji Jakhotiya, Mangrulpir.

Sir,

I/ We **Sanjay K. Nagpure** have undertaken assignment as Architect /Licensed Surveyor of Certifying Percentage of Completion of Construction Work of the 1ST Building(*s*) / the Project, situated on the plot bearing C.N. No /CTS No. /Survey No – 12/3/ Final Plot No. 6 of Division Amravati village Shelgaon Taluka Mangrulpir District Washim PIN 444403 admeasuring Total plot area **2173.52** sq.mts & project land for Built up **3099.37** sq.mts. area being developed by Shri. Anand Rameshchandraji Jakhotiya, Mangrulpir.

1. Following technical professionals are appointed by Owner / Promoter:-

(*i*) M/s/Shri/Smt. **Sanjay K. Nagpure** as L.S. / Architect.
(*ii*) M/s /Shri / Smt. **Sai Consultant** as Structural Consultant.
(*iii*) M/s /Shri / Smt. _____. as Electrical Consultant.
(*iv*) M/s /Shri / Smt._____ as Site Supervisor.

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered *vide* number _____ under Maha-RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

TABLE-A

Building A/Wing Number A (to be prepared separately for each Building /Wing of the Project)

Sr. No. (1)	Tasks /Activity (2)	Percentage of work done (3)
1.	Excavation	B wing Completed
2.	1 number of Basement(s) and	NA
3.	1 number of Podiums	NA
4.	Stilt Floor	NA
5.	8 number of Slabs of Super Structure	0 %
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	0 %
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0 %
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0 %
9.	The external plumbing and external plaster, Elevation, completion of terrace with Water-proofing of the Building / Wing.	0 %
10.	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, Mechanical equipment, Compliance to conditions Of environment /CRZ NOC, Finishing to Entrance lobby/s, plinth protection, paving Of areas appurtenant to Building/Wing, Compound Wall and all other requirements as May be required to obtain Occupation / Completion Certificate.	0 %

TABLE-B

Internal and External Development Works in respect of the entire Registered Phase.

Sr.No.	Common areas Proposed And Facilities Amenities	Proposed (Yes/ No)	Percentage Of Work done	Detail
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths.	YES	0 %	Construction of footpath Balance
2.	Water Supply	YES	0%	
3.	Sewerages (chamber, lines, Septic Tank , STP).	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping& Tree Planting.	YES	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	YES	0%	
8.	Treatment and disposal of sewage and slage Water.	YES	0%	
9.	Solid Waste management & Disposal.	YES	0%	
10.	Water conservation, Rain water harvesting.	YES	0%	
11.	Energy management	YES	0%	
12.	Fire protection and fire safety requirements	YES	0%	
13.	Electrical meter room, sub-station, receiving station.	YES	0%	
14.	Others (Option to Add more).			

SANJAY K. NAGPURE ENGINEER

Yours Faithfully

FORM-2
[*See* Regulation 3]

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: -
To,

The Developers,
Anand Rameshchandraji Jakhotiya.

Subject: - Certificate of Cost Incurred for Development of Anand Rameshchandraji Jakhotiya Construction Work of 1ST No. of Building(s) of the 1ST Phase of the Project [Maha-RERA Registration Number] situated on the Plot bearing C.N. No /CTS No. /Survey No – 12/3/ Final Plot No. 6 demarcated by its boundaries (latitude and longitude of the end points) 44.60 m (Gut No. – 29 Shelgaon) to the North, 43.45 m (12 m Wide Road) to the South, 55.20 m (Plot No- 1, 2, 3.) to the East, 45.12 m (9 M Wide Road) to the West, of Division Amravati, Village:- Shelgaon, Taluka:- Mangrulpir, District:- Washim, PIN 444403 admeasuring Total plot area **2173.52** sq.mts & project land for Built up **3099.37** sq.mts. area being developed by Shri. Anand Rameshchandraji Jakhotiya, Mangrulpir.

Ref: - Maha-RERA Registration Number _____

Sir,

I/ We **Sanjay K. Nagpure** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha-RERA, being 1ST Building(*s*) / the Project, situated on the plot bearing C.N. No /CTS No. /Survey No – 12/3/ Final Plot No. 6 of Division Amravati village Shelgaon Taluka Mangrulpir District Washim PIN 444403 admeasuring Total plot area **2173.52** sq.mts & project land for Built up **3099.37** sq.mts. area being developed by Shri. Anand Rameshchandraji Jakhotiya, Mangrulpir.

1. Following technical professionals are appointed by Owner / Promoter: -

(i) M/s /Shri/Smt **Sanjay k. Nagpure** as L.S. / Architect

(ii) M/s /Shri/Smt **Sai Consultant** as Structural Consultant

(iii) M/s /Shri/Smt _____, electrical Consultant, M & P consultant not Decided yet.

(iv) M/s /Shri/Smt _____ as Quantity Surveyor

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, labor and other inputs made by developer, and the site inspection carried out by us is **Rs. 4,10,78,957.00/-**.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 4,10,78,957.00/-** (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 building(s) from 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. 0 /-** (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 Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from _____ (planning Authority) is estimated at **Rs. 3,78,39,398.00/-** (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 :-

TABLE A

Building /Wing bearing Number **A** or called **Building**

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

Sr. No (1)	Particulars (2)	Amounts (3)
1.	Total Estimated cost of the building as on _____ date of Registration is	Rs. 4,10,78,957.00/-
2	Cost incurred as on _____ (Based on the estimated cost)	Rs. NIL
3	Work done in Percentage (As Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,10,78,957.00/-
5	Cost Incurred on Additional /Extra Items As on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL

TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
0		
(1)	(2)	(3)
1	Total estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration are	Rs. NIL
2	Cost incurred as on _____ (Based on the estimated cost).	Rs. NIL
3	Work done in Percentage (As Percentage of the estimated cost).	0%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. NIL
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A).	Rs. NIL

Yours Faithfully

Signature of Engineer (License No.

*** 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 estimated cost includes all labor, material, equipment and machinery required to carry out entire work.
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.
5. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra/Additional Items executed with Cost (which were not part of the original Estimate of Total Cost).

STAGE 1 ESTIMATE

Club House Area: - _____Sq. M. (_____Sq. Ft.)*_____ =

Land Preparation + Filling: - _____Sq. M. (_____Sq. Ft.)*_____ =

Landscape Expenditure with Plantation:- _____Sq. M. (_____Sq. Ft.)*_____ =

Construction Cost

1.	GROUND FLOOR SUPER BUILT UP AREA -	1011.58 SQ M (10884.60 SQ FT) - (25%) 800/-	= 87,07,680.00 /-
2.	FIRST FLOOR SUPER BUILT UP AREA -	983.72 SQ M (10584.82 SQ FT) – (30) 950/-	= 1,03,20,206.00 /-
3.	SECOND FLOOR SUPER BUILT UP AREA -	650.59 SQ M (7000.34 SQ FT) – (50%) 1000 /-	= 70,00,340.00 /-
4.	THIRD FLOOR SUPER BUILT UP AREA -	650.59 SQ M (7000.34 SQ FT) - (70%) 1050 /-	= 73,50,357.00 /-
5.	FOURTH FLOOR SUPER BUILT UP AREA -	650.59 SQ M (7000.34 SQ FT) – (90%) 1100 /-	= 77,00,374.00 /-
	TOTAL		= 4,10,78,957.00/-