VARMA & ASSOCIATES

Mr. Pratik Premkumar Varma B. E (Civil) M Tech (WME), CRD (RPD), PGD (UPDM)
Consulting Engineer, Architect, Interior Designer and Landscape Consultant
Address: Kativesh, Near Kamakshi Jewellers, Sarafa Bazar, Washim, Maharashtra 444505
Mob No 9987025007, 91 9987025007 Email- pratikvarma.varmagmail.com
Lic. No - CBWWM/R/2021/APL/00217

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: 15/01/2025

To

M/s Badlani Builders and Developers Pvt Ltd,

Survey No. 10/1,
Plot no. 8/9/10, Lakhala,
Risod Road, Washim – 444505

Subject: Certificate of Cost Incurred for Development of "Badlani Business Center" for Building project **"Badlani Business Centre"** (MahaRERA Registration Number – to be obtained) situated on the Plot bearing **Survey no. 10/1, Plot no. 8/9/10, Lakhala, Risod Road Washim – 444505** demarcated by its boundaries (latitude 20.107105 and longitude 77.115816 of the end points) Boundaries East 9 Mt. Layout Road West Plot No. 11 North Plot No. 34 and Open Space Of Layout South 12 Mt. Service Road and then Washim Risod Road admeasuring 1357.87 **sq.mts**. area being developed by M/sBadlani Builders and Developers Pvt Ltd.

Sir,

I/ Mr.Pratik Varma have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, project Badlani Business Center on the plot bearing Survey no. 10/1, Plot no. 8/9/10, Lakhala, Risod Road Washim – 444505 admeasuring 1357.87 **sq. mts.** area being developed by M/sBadlani Builders and Developers Pvt Ltd.

Consultant Engineers
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Kativesh, Sarafa Line
Washim-444 505
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1. Following technical professionals are appointed by Owner / Promoter :-

   (i) Mr.MAHAVIR BADJATIA as L.S. / Architect.

   (ii) Mr. ShyamSadhwani as Structural Consultant.

   (iii) Mr Sagar More as Engineer.

   (iv) Mr Anil Verma MEP Consultant

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 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 Mr Sagar More appointed as Site Engineer by Developer, 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 of the aforesaid project under reference as **Rs. 3,40,00,000/-**(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 from the Municipal Corporation Washim, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 2,25,00,000/-** (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 of the subject project to obtain Occupation Certificate / Completion Certificate from Municipal Corporation Washim is estimated at **Rs 1,25,00,000/-** 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 :

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TABLE A

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Construction (Building 1) as on 25/05/2023 date of Registration is	Rs.3,40,00,000 /-
2	Cost incurred as on 31/12/2024 (based on the Estimated cost)	Rs. 2,15,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	63.23%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,25,00,000/-
5	Cost Incurred on Additional /Extra Items as on 31/12/2024 not included in the Estimated Cost (Annexure A)	Not Estimated

TABLE B

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the Construction (Building 1) as on 25/05/2023 date of Registration is	Rs.10,00,000/-
2	Cost incurred as on 31/12/2024 (based on the Estimated cost)	Rs.10,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Nil
5	Cost Incurred on Additional /Extra Items as on 31/12/2024 not included in the Estimated Cost (Annexure A)	N.A.

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Yours Faithfully

Signature of Engineer

Local Authority license no. **CBWWM/R/2021/APL/00217** (If applicable)

Agreed and Accepted by:

BADLANI BUILDERS & DEVELOPERS PVT. LTD. WASHIM

Signature of Director
Name: Mr. Purankumar L Badlani
DIN – 08882340
Badlani Builders and Developers Pvt Ltd
Date: 15/01/2025

*** 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 Total estimated cost of layout includes Land cost which is taken as per current ready reckoner rate.
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.

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ANNEXURE A

Cost incurred on Additional Items as on 31.12.2024 not included in the estimated cost

(which were not part of the original Estimate of Total Cost)

1. Salaries to Staff members, consultant's fees, site and office overheads
2. Marketing and promotional expenses and brokerage
3. Payment of taxes, cess, fees, charges, premiums, interests. Etc. to any statutory Authority.
4. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institutions (NBFC) or money lenders on construction funding or money borrowed for construction and or land.

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