NITIN M.ZADE
LICENCED ENGINEER
L.S. NO. NIT.2445
NMC 573

NO. 21, KUBER REGENCY NEAR ALL INDIA REPORTER PRESS CONGRESS NAGAR., NAGPUR.
PH. NO.9822947996

Annexure E
FORM 4
(*See* Regulation 3)
ARCHITECT'S CERTIFICATE
(To be issued on Completion of Registered Project)

Date: - 27/06/2022

To,
The:Atul Namdeorao Wandile
Sant Tukadoji Ward Hinganghat
Wardha 442001

Subject: **Certificate of Completion of Construction of Work of Baramati City having MahaRERA Registration Number P50400033710 being developed by (Promoter's Name :Mahesh Shankarrao Gulhane).**

Sir,

I/We **Nitin M. Zade** have undertaken assignment as an Architect / Licensed Surveyor of certifying Completion of Completion of Construction of Work of **Baramati City** having MahaRERA Registration Number **P50400033710** being developed by :**Mahesh Shankarrao Gulhane**

I/We hereby certify that, on basis of my inspection and certificate received from Structural Engineer and Site Supervisor, the following area of **Baramati City** has been completed in all respects and is fit for occupy for which it has been erected/re-erected/constructed and enlarged. Further the following Occupancy Certificates/Completion Certificate have been granted:

S. No.	Occupancy Certificate Number	Layout/ Building/ Wing Number	Date	Local Planning Authority
1	KV-445/2022	256 and 255-1G	27/06/202	S.D.O Hinghanghat

I Certify that the Project **Baramati City** having MahaRERA Number **P50400033710** is complete in all respects as per Agreement of sale.

Yours faithfully
Signature
(Nitin M.Zade)
L.S.No 2445 / Architect wi
(License Number :2455)

Agreed and accepted by:

Signature of Promoter
Name:Atul N Wandile

Nitin M. Zade
Consulting Civil Engineer
NMC Lic No. 573
NIT Lic No.:2445

NITIN M.ZADE

LICENCED ENGINEER

L.S. NO. NIT.2445

NMC 573

NO. 21, KUBER REGENCY NEAR ALL INDIA REPORTER PRESS CONGRESS NAGAR., NAGPUR.

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Annexure A

FORM 1

[***See*** Regulation 3]

ARCHITECT'S CERTIFICATE

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

Date:27/06/2022

To,
Atul Namdeorao Wandile,
Sant Tukadoji Ward Hinganghat
Wardha -442001

Subject: Certificate of Percentage of Completion of Construction Work of **"Baramati City"** having MahaRERA Registration Number **P50400033710** (Only applicable after Project Registration) being Developed by **Atul Namdeorao Wandile**

Sir,

I /~~We~~ Nitin M.Zade have undertaken assignment as Architect / Licensed Surveyor of Certifying Percentage of Completion of Construction Work of **"Baramati City "**having MahaRERA Registration Number **P50400033710** (Only applicable after Project Registration) being Developed by **Atul Namdeorao Wandile**.

Based on the Site Inspection, with respect to the Layout / ~~each Building/Wing~~ of the aforesaid Real Estate Project, I certify that as on date of this Certificate, the Percentage of Work Done for each of the Layout~~Building/Wing~~ of the Real Estate Project under MahaRERA is as per Table-A herein below. The percentage of work executed with respect to each of the activity of entire Phase is detailed in Table-B

TABLE-B

Common Areas (Internal & External Development Works) in respect of the Registered Phase / Project Number

S. No.	Common Areas & Facilities	Proposed (Yes / NO)	Percentage of actual Work Done (As on date of Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	100%	CEMENT ROAD
2.	Water Supply	YES	100%	BORWELL
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	NO	00%	
4.	Strom Water Drains	YES	100%	KACCHI NALI
5.	Landscaping & Tree Planting	YES	100%	Tree Plantation
6.	Street Lighting	YES	00%	
7.	Community Buildings	NO	00%	
8.	Treatment & Disposal of Sewage and Sullage Water	NO	00%	
9.	Solid Waste Management & Disposal	NO	00%	
10.	Water Conservation / Rainwater Harvesting	YES	100%	Rain Water harvesting
11.	Energy Management	NO	00%	
12.	Fire Protection & Fire Safety requirements	NO	00%	
13.	Electrical Meter Room, Sub-Station, Receiving Station	YES	100%	D.P
14.	Others (Option to Add more)		100%	Preecat Wall

Yours faithfully,

Signature
Name :Nitin M.Zade
License Number (NMC LIC:573 ,NIT LIC NO,2445)

Nitin M. Zade
Consulting Civil Enginee
NMC Lic No. 573
NIT Lic No.:2445

Agreed & Accepted by
Signature of Promoter
Name: Atul Namdeorao Wandile

NITIN M.ZADE

LICENCED ENGINEER

L.S. NO. NIT.2445

NMC 573

NO. 21, KUBER REGENCY NEAR ALL INDIA REPORTER PRESS CONGRESS NAGAR., NAGPUR.

PH. NO.9822947996

Annexure – B

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 Bank Account)

Date:27/06/2022

To,
Atul Namdeorao Wandile,
Sant Tukadoji Ward Hinganghat
Wardha -442001

Subject: Certificate of Cost Incurred for Development of **"Baramati City "**having MahaRERA Registration Number **P50400033710** being Developed by: **Atul Namdeorao Wandile**

Sir,

1. I /~~We~~ NitinM.Zade have undertaken assignment of Certifying Estimated Cost for**"Baramati City "** having MahaRERA Registration Number **P50400033710** being Developed by :**Atul Namdeorao Wandile**

2. We have estimated the cost of Civil, MEP and Allied Works required for completion of the apartments & proportionate completion of internal & external works of the Project as per the specifications mentioned in the Agreement of Sale. Our estimated cost calculations are based on the Drawings/Plans made available to us for the Project under Reference by the Developers / Consultants. The Schedule of Items & Quantity required for the entire work as calculated by **NitinM.Zade** Quantity Surveyor* appointed by the Developer/Engineer, the assumption of the cost of material, labour & other inputs made by the 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 aforesaid Project mentioned under reference at . **Rs 2,60,00,000/-** (Total of Table A & B) at the time of Registration. The estimated Total Cost of Project is with reference to the Civil, MEP & Allied Works completion of the ~~apartments~~& proportionate completion of internal & external works, as per the specifications mentioned in the Agreement of Sale & for the purpose of obtaining Occupation Certificate / Completion Certificate for the ~~Building(s) / Wing(s) / Layout /~~ Plotted Development from the S.D.O Hinganghat being the Planning Authority under whose jurisdiction the aforesaid Project is being implemented.

4. The Estimated Cost incurred till date is calculates to Rs. **Rs.----------/-**(Total of Table A & B). The Amount of Estimated Cost Incurred is calculated on the basis of input materials / services used & unit cost of these items.

5. The Balance Cost of completion of the Civil, MEP & Allied Works for completion of Apartments & proportionate completion of internal & external works, as per specifications mentioned in Agreement of Sale, of the aforesaid Project is estimated at **Rs.----------/-**(Total of Table A & B).

6. I Certify that the cost of Civil, MEP & Allied Work for apartments & proportionate internal & external works, as per the specifications mentioned in Agreement of Sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A & B below:

TABLE – A

~~Building / Wing / Layout /~~ Plotted Development bearing Number _____ or called _____ (to be prepared separately of each Building / Wing / Layout / Plotted Development of the Real Estate Project)

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of ~~Building / Wing / Layout /~~ Plotted Development as on date of Registration is	
2.	Cost incurred as on date of Certificate	
3.	Work Done in Percentage (as Percentage of Estimated Cost)	
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	NIL

TABLE – B

Internal & External Development Works in respect of Registered Phase

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Internal & External Development Works including amenities & facilities in the Layout as on date of Registration is	NA
2.	Cost incurred as on date of Certificate	NA
3.	Work Done in Percentage (as Percentage of Estimated Cost)	NA
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	NA
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	NA

Yours faithfully,

Signature

Name (NITIN M.ZADE) with Stamp of Engineer
[Not less than Bachelor's Degree Holder or equivalent as per Section 2(u) of the Act]

Local Authority License Number (NMC:573,NIT LIC:2445)

Agreed & Accepted by:

Signature of Promoter
Name: **Atul Namdeorao Wandile**

Nitin M. Zade
Consulting Civil Enginee
NMC Lic No. 573
NIT Lic No.:2445

Date:27-06-2022

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time as per specifications mentioned in the Agreement to Sale.

2. (*) Quantity Survey can be done by the office of Engineer or can be done by an independent Quantity Surveyor, who's Certificate of Quantity Calculated, can be relied up on by Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) & in case quantity are being calculated by office of Engineer, the name of person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).

3. (**) Balance Cost to be incurred (4) may vary from difference between Total Estimated Cost (1) & actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an Estimated Cost any deviation quantity required for the Development of Real Estate Project will result in an amendment of the cost incurred / to be incurred.
4. All components of work with specifications are indicative & not exhaustive
5. Please specify if there are any deviations / qualifications. Example: Any deviation in input material used from specifications in Agreement of Sale.

TABLE – C

List of Extra / Additional / Deleted Items considered in the Cost
(Which were not parts of the original Estimate of Total Cost)

S. No.	List of Extra / Additional / Deleted Items	Amount (in Rs.)
1.		
2.		