



Tuljai Engineering Services

PLANNING & ESTIMATING

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Niranjan Kande
Dep. & Deg. In Civil & Rural Eng.

Annexure A
Form I
[see Regulation 3]

Date: 16/03/2023

ARCHITECT CERTIFICATE

To,
M/S Kolhe Ventures
Through Promoter
Pramod Wamanrao Kolhe
190, behind Nivrutthi Nath Mandir, Om nagar, Nagpur, 440009.

Subject : Certificate of Percentage of Construction Work of the Residential Layout Project "**Vidya Nagri**", situated on the plot bearing Survey no. 599/1, in Mouza - Kelzar, Tehsil - Seloo, District - Wardha, Pincode no. -442104, admeasuring = 7200 sq. mts.

Sir,
I **Er./Ar. Niranjan Kande** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Residential Layout Project, "**Vidya Nagri**", situated on the plot bearing Survey no. 599/1, in Mouza - Kelzar, Tehsil - Seloo, District - Wardha, Pincode no. -442104, admeasuring = 7200 sq. mts.

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

(i) Shri Ar. Niranjan Kande as Architect

(ii) Shri Er. Niranjan Kande as Engineer

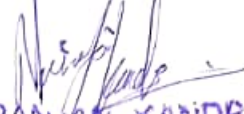
Based on Site Inspection, with respect to layout of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage Work done for layout of the Real Estate Project under MahaRERA is as per Table A herein

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 calculation cost are based on the drawings/ plans made available to us for the project under reference by the developers and consultants and the schedule of items and quantity for the entire work as calculated by the schedule of items and quantity for the entire work as calculated by ER. Niranjan Kande 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 of the aforesaid
Project under reference as Rs. 1,38,50,000/- 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 / completion certificate for the building from Nagpur metro Politian region development authority being the planning authority under whose jurisdiction the aforesaid project is being implemented.
4. The estimated cost incurred till date is calculated at Rs. 44,50,700/- 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 Tahsildar Seloo in the Revenue is estimated Rs. 94,00,000/-
6. I certify that the cost of civil, MEP and allied works for the aforesaid project is completed on the date of this certificate is given in table-B below.
(to be prepared for the entire registered phase of the real estate project)

TABLE - B

SR. NO.	PARTICULARS	AMOUNTS
1.	TOTAL ESTIMATED COST OF THE INTERNAL AND EXTERNAL DEVELOPMENT WORKS INCLUDING AMENITIES AND FACILITIES IN THE LAYOUT AS ON DT-03/01/2023 DATE OF REGISTRATION	1,38,50,000
2.	COST INCURRED AS ON DATE 16/03/2023 (BASED ESTIMATED COST)	44,50,700
	WORK DONE IN PERCENTAGE (AS PERCENTAGE ESTIMATED COST)	32.14%
3.	BALANCE COST TO BE INCURRED (BASED ESTIMATED COST)	94,00,000
4.	COST INCURRED ON ADDITIONAL /EXTRA ITEMS AS ON NOT INCLUDED ESTIMATED COST	Nil

YOURS FAITHFULLY



NIRANJANK KANDE

Civil Engineer

Reg. No. TP 4100001

Kelkarwadi, Kharadi

Tel. 020-26111111

SURVEYORS ENGINEER