PADMANABH
Construction Company

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)

Er. CHAITANYA P. ZADE

Consulting Civil Engineer

Address: Plot no. 52, Sarasawati Nagar, Amar Nagar Road,

Nagpur, 440034

Mob no.: 7769999157

For the Quarter Ended October to December 2024

Date: 27/04/2025

To,

M/S KOLHE VENTURES

NAGPUR.

Subject: Certificate of Percentage of Completion of Construction Work of the Residential Layout Project **"Vidya Nagri"**, having MahaRERA Project Registration No. **P50400052189** situated on the plot bearing Survey no. 599/1, in Mouza - Kelzar, Tehsil - Seloo, District – Wardha, 442104, being developed by **M/S Kolhe Ventures.**

Sir,

1. I **CHAITANYA P. ZADE** have undertaken assignment as Engineer of certifying Percentage of Completion of Construction Work of the Residential Layout Project, **"Vidya Nagri"**, having MahaRERA Project Registration No. **P50400052189** situated on the plot bearing Survey no. 599/1, in Mouza - Kelzar, Tehsil - Seloo, District – Wardha, 442104, being developed by **M/S Kolhe Ventures.**

1. We have estimated the cost of Civil, MEP and Allied works required for completion of the Layout & proportionate completion of internal & external works of the Project as per the specifications mentioned 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 and quantity required for the entire work as calculated by **CHAITANYA P. 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 at above analysis given to us.

1. We estimate Total Estimated Cost of completion of the aforesaid Project under reference as ₹ 1,38,50,000 amount (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 required for completion of the apartments & proportionate completion of internal & external works, as per the specifications mentioned in the agreement of sale and for the purpose of obtaining Occupation Certificate/Completion Certificate for the Buildings/Wings from Nagpur Metro Politian region development Authority being the Planning Authority under whose jurisdiction the aforesaid Project is being implemented.

1. The Estimated cost of incurred till date is calculated to ₹ 83,36,042.11 (Total of A+B). The amount of Estimated cost incurred on the basis of input materials/services used and unit cost of these items.

1. The Balance cost of completion of the Civil, MEP and Allied Works for Completion of the Apartment and Proportionate completion of internal and external works, as per specification mentioned in the agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below.

1. I Certify that the cost of Civil, MEP & Allied Work for apartments and 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/Wings/Layout/Plotted Development bearing Number - or called - (to be prepared separately for each Building/Wings/Layout/Plotted Development of the Real Estate project)

Sr. No.	Particulars	Amount (In ₹)
1.	Total Estimated Cost of the Building/Wing / Layout/Plotted Development as on date of Registration.	1,38,50,000
1.	Cost Incurred as on Date of Certification 31/12/2024	83,36,042.11
1.	Work Done in percentage (As percentage of Estimate Cost)	60.19%
1.	Balance Cost to be Incurred (Based on Estimated Cost)	55,13,958
1.	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

Sr.No	Particulars	Amount (In ₹)
1	Total Estimate Cost of INTERNAL & External Development Works Including amenities & Facilities in the layout as on the date of Registration is	Nil
2	Cost Incurred as on Date of Certification 31/12/2024	Nil
3	Work Done in Percentage (as percentage of the Estimated cost)	Nil
4	Cost Incurred on Additional/ Extra items not included in the Estimated Cost (Table-C)	Nil

Yours Faithfully

CHAITANYA P. ZADE s

(ENGINEER)

CHAITANYA PRAMOD ZADE

PROPRIETOR

Signature

KOLHE VENTURES

Proprietor

M/S Kolhe Ventures

Date: 27/04/2025

Note:

1. The Scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in Agreement of sale.

1. Quality Survey can be done by office of Engineer or can be done by an independent Quality 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 (*).

1. (**) Balance Cost to be incurred (4) may vary from different between total Estimated cost (1) and Actual cost incurred (2) due to deviation in quantity required /escalation of cost etc. As this is an estimate cost, any deviation in quantity required for development of the real estate Project will result in amendment of the cost incurred/to be incurred.

1. All Components of work with specification are indicative and not exhaustive.

1. Please specify if there are any deviation/qualification. Example: Any deviations in input material used from specification in agreement of sale.

Table C

List of Extra/Additional/ Deleted items considered in Cost

(Which were not pan of the original estimate of Total Cost)

Sr.No.	List of Extra/Additional / Deleted Items	Amount (In ₹))
1	Nil	-