AEB COLLABORATION

ARCHITECTS ENGINEERS BUILDERS

Bhure Complex, Baidyanath Square, Nagpur - 4400 09

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: 29/06/2017

To,

M/s Prathmesh Shelters,

102, Shree Ganesh Apartments,

Babafarid Nagar, Koradi Road,

Nagpur – 440030.

Subject: Certificate of Cost Incurred for Development of Prathmesh Palms No. of Building(s) 1 of the Only Phase of the Project [New Registration] situated on the Plot bearing City survey No.11, Sheet No.116/14, Final Plot no 58, Kh no. 72/1,73/2,77,78/1,81 &82, Mouza-Boregaon, Gokul Housing Society layout, just off Gittikhadan to Gorewada road, demarcated by its boundaries (latitude and longitude of the end points) land of Deosthan to the North, 9 mtr wide road to the South, plot No.59 to the East, Plot No.57 to the West, Tah & District -Nagpur PIN 440013 admeasuring 748.87 sq.mts. area being developed by M/s Prathmesh Shelters .

Ref: MahaRERA Registration Number New Registration

Sir,

We AEB Collaboration have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, of Prathmesh Palms No. of Building(s) 1 of the Only Phase of the Project [New Registration] situated on the Plot bearing City survey No.11, Sheet No.116/14, Final Plot no 58, Kh no. 72/1,73/2,77,78/1,81 &82, Mouza-Boregaon, Gokul Housing Society layout, just off Gittikhadan to Gorewada road, demarcated by its boundaries (latitude and longitude of the end points) land of Deosthan to the North, 9 mtr wide road to the South, plot No.59 to the East Plot No.57 to the South, Tah & District -Nagpur PIN 440013 admeasuring 748.87 sq.mts, area being developed by M/s Prathmesh Shelters .

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

(i) Shri Mahesh Dave [M/s AEB collaboration] as L.S. Engineer / ~~Architect~~

(ii) Shri D.B.Khasare as Structural Consultant

(iii) Adv. Ajit Ganu as Legal advisor

(iv) Shri Santhosh Nair as quantity surveyor

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil 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 Santhosh Nair appointed by the office of 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. 2,01,58,956/- (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building from the Nagpur Improvement Trust, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost incurred till date is calculated at Rs. 14,11,000/-(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 and Allied works of the Building of the subject project to obtain Occupation Certificate / Completion Certificate from Nagpur Improvement Trust, (planning Authority) is estimated at Rs. 1,87,47,956/-(Total of Table A and B).

6. I certify that the Cost of the Civil 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 called **Prathmesh Palms**

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

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated cost (including On Site & Off Site of the building as on 29/06/2017 is	2,01,58,956/-
2.	Cost incurred as on 29/06/2017 (based on the estimated cost)	14,11,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	7 %
4.	Balance Cost to be Incurred (Based on estimated Cost)	1,87,47,956/-
5.	Cost Incurred on Additional /Extra Items as on 29/06/2017 not included in the estimated Cost (Annexure A)	Nil

TABLE B

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

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 29/06/2017 is	NA
2	Cost incurred as on 29/06/2017 (based on the Estimated cost)	NA
3	Work done in Percentage (as Percentage of the estimated cost)	NA
4	Balance Cost to be Incurred (Based on estimated Cost)	NA

5	Cost Incurred on Additional /Extra Items as on 29/06/2017 not included in the estimated Cost (Annexure A)	NA

Yours Faithfully

Mahesh Dave [M/s AEB Collaboration]

License No.2013

SANTOSH NAIR & MAHESH DAVE
AEB COLLABORATION
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