SANDEEP R. GAIKWAD
B.E. M. Tech. M.I.E.
Chartered Engineer
Shree Apartment Plot No. 07 Dindayal Nagar
Nagpur Mob: 97637 11372

FORM-2 [see Regulation 3]
ENGINEER'S CERTIFICATE

Date: 16/02/2018

To
The Ekalawya Wasekar and Narendra Wasekar (Name & Address of Promoter),

Subject: Certificate of Cost Incurred for Development of Tirupati Enclave for Construction of Tirupati enclave building (MahaRERA Registration Number)situated on the Plot bearing C.N. No/CTS No./Survey no./ Final Plot no 298A/191/51/298A demarcated by its boundaries (latitude and longitude of the end points) (21°8'20.42" N 79°3'21.68" E) (21°8'26.07" N 79°3'21.54" E) (21°8'26.50" N 79°3'20.42" E) (21°8'26.97" N 79°3'20.61" E) road to the North plot no 298 to the South plot no 279 to the East road to the West of Division Nagpur village Nagpur taluka Nagpur District Nagpur PIN 440010 admeasuring 499.52sq.mts. area being developed by Ekalawya Wasekar and Narendra Wasekar

Ref: MahaRERA Registration Number P50500007836

Sir,

I Sandeep R.Gaikwad have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Tirupati Enclave Building situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot no 298A/191/51/298A of Division Nagpur village Nagpur taluka Nagpur District Nagpur PIN 440010 admeasuring 499.52sq.mts. area being developed by Ekalawya Wasekar and Narendra Wasekar

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

(i) M/s Sankalp Creations as Architect ;

(ii) M/s P.S. Patankar and associates as Structural Consultant

(iii) M/s Rajvi Electricals as MEP Consultant

(iv) Er.Sandeep R.Gaikwad as Quantity Surveyor *

SANDEEP R. GAIKWAD
B.E. M. Tech. M.I.E.
Chartered Engineer
Shree Apartment Plot No. 07 Dindayal Nagar
Nagpur Mob: 97637 11372

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(s) 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 Er Sandeep R. Gaikwad 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(s) of the aforesaid project under reference as Rs 43451210. 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(s) from the NMC Nagpur being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs 23029141/- 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(s) of the subject project to obtain Occupation Certificate / Completion Certificate from NMC Nagpur is estimated at Rs 20422069.

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 :

TABLE A

Building called Tirupati Enclave

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on date of Registration is	Rs.43451210/-
2	Cost incurred as on	Rs. 23029141/-
3	Work done in Percentage	53%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 20422069/-
5	Cost Incurred on Additional /Extra Items as on	Rs. 00/-

2WQRN Solemnly affirm

SANDEEP R. GAIKWAD
B.E. M. Tech. M.I.E.
Chartered Engineer
Shree Apartment Plot No. 07 Dindayal Nagar
Nagpur Mob: 97637 11372

TABLE B

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	NA
2	Cost incurred as on _____ (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 _____ not included in the Estimated Cost (Annexure A)	NA

Yours Faithfully

Signature of Engineer
(Licence No.)

SANDEEP R. GAIKWAD
D.C.E., B.E. (Civil)
M. Tech(Structur), M.I.E.
Planner and Designer
N.I.T. LIC No.: 1215
N.M.C. LIC No.: 202

SANDEEP R. GAIKWAD
AM-095054-6
CHARTERED ENGINEER

SANDEEP R. GAIKWAD
B.E. M. Tech. M.I.E.
Chartered Engineer
Shree Apartment Plot No. 07 Dindayal Nagar
Nagpur Mob: 97637 11372

*** 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 estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

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.

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

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...PUR TREA...
SV 424193
01 FEB 2018
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 3060
DATE 22/2/2018

FORM 'B'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Eklavya Wasekar & Other, 8, Shradhanandpeth, Nagpur promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated.....

I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have/has a legal title Report to the land on which the development of the project is proposed.

2. That the project land is free from all encumbrances

NOTARY GOVT. OF INDIA

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project; /4. o (a) For new projects

For ongoing project on the date of commencement of the Act:

4. That seventy percent of the amounts to be realized hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

6. That I shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, and shall produce a statement of accounts duly certified and signed by such Chartered Accountant, in practice, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That I shall take all the pending approvals on time, from the competent authorities.

8. That I shall inform the Authority regarding all the changes that have occurred in the information furnished under Section 4(2) of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

9. That I have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Deponent

SWORN Solemnly affirmed by ____ who is personally Known to me identified by ____ before me on this the 22nd day of Feb 2018 at Nagpur

PURUSHOTTAM N. PORKUTE NOTARY GOVT. OF INDIA

22/2/2018

ARCHITECT'S CERTIFICATE

Date :20/02/2018

To,
Shri Ekalawya B. Wasekar,
Shri Narendra B. Wasekar,
Plot No. 298/A, CSES Scheme,
N.I.T. Gokulpeth Layout, Kh. No. 51,
Mouza – Ambazari, Ramnagar, Nagpur.

Subject : Certificate of Percentage of Completion of Construction Work of One No. of Building/ -- Wing(s) of the -- Phase of the Project [MahaRERA Registration Number- P50500007836] situated at "TIRUPATI ENCLAVE", Plot No. 298/A, CSES Scheme, N.I.T. Gokulpeth Layout, Kh. No. 51, demarcated by its boundaries (latitude and longitude of the end points : 21°-8'-26.62" N, 79°-3'-21.68" E; 21°-8'-26.07" N, 79°-3'-21.54" E; 21°-8'-26.50" N, 79°-3'-20.42" E; 21°-8'-26.97" N, 79°-3'-20.61" E) 24.000 m. wide road to the West, 9.150 m. wide road to the North, Plot no. 279 to the East, Plot no. 298 to the South, Mouza – Ambazari, Ramnagar, Nagpur, District - Nagpur PIN 440010 admeasuring 492.410 Sq. Mts. being developed by Shri Ekalawya B. Wasekar & Shri Narendra B. Wasekar.

Sir,

I, Ar. Rajesh Jaiswal, have undertaken assignment as Architect of certifying percentage of completion of construction work of the one no. Building/-- Wing(s) of the -- Phase of the Project, "TIRUPATI ENCLAVE", situated at Plot No. 298/A, CSES Scheme, N.I.T. Gokulpeth Layout, Kh. No. 51, Mouza – Ambazari, Ramnagar, Nagpur, District – Nagpur, PIN 440010 admeasuring 492.410 Sq. Mts. being developed by Shri Ekalawya B. Wasekar & Shri Narendra B. Wasekar.

1. Following technical professionals are appointed by Owner / Promoter :-
(i) Ar. Rajesh Jaiswal, as Architect ;
(ii) Shri P. S. Patankar & Associates, as Structural Consultant
(iii) M/s Rajiv Electricals as MEP Consultant
(iv) Shri Dinesh Rewani, as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate project , I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number [MahaRERA Registration Number - P50500007836] under MahaRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

Sankalp Creations

Table A

"TIRUPATI ENCLAVE", Plot No. 298/A, CSES Scheme, N.I.T. Gokulpeth Layout, Kh. No. 51, Mouza – Ambazari, Ramnagar, Nagpur, District – Nagpur

Sr. No.	Tasks /Activity	Percentage of work done
1	Excavation	100
2	One number of Basement(s)	90
	Plinth	100
3	____ number of Podiums	NA
4	Stilt Floor	NA
5	7 number of Slabs of Super Structure	100
6	Internal walls, Internal Plaster,	90
	Doors/Windows to each of the units/Premises	50
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	50
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	50
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Finishing to entrance lobby/s, plinth protection, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	50
	Paving of areas appurtenant to Building/Wing	Nil

Sankalp Creations'
Rajesh Jaiswal
ARCHITECT

"TIRUPATI ENCLAVE", Plot No. 298/A, CSES Scheme, N.I.T. Gokulpeth Layout, Kh. No. 51, Mouza – Ambazari, Ramnagar, Nagpur, District – Nagpur

Table B

Internal and External Development Works in Respect of the Entire Registered Phase

S. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	No		
2.	Water Supply	Yes	50	
3.	Sewarage (chamber, lines)	Yes	20	
	Septic tank, STP	No		
4.	Storm Water Drains	No		
5.	Landscaping & Tree Planting	Yes	Nil	
6.	Street Lighting	No		
7.	Community Buildings	No		
8.	Treatment and disposal of sewage and sullage water	No		
9.	Solid Waste management & Disposal	No		
10.	Water conservation, Rain water harvesting	Yes	Nil	Water conservation not proposed. Rain water harvesting as per CC
11.	Energy management	No		
12.	Fire protection and fire safety requirements	Yes	Nil	
13.	Electrical Panel Board	Yes	100	Work Completed
14.	Others	-	-	-

Yours Faithfully,

Ar. RAJESH JAISWAL,
M/s. SANKALP CREATIONS',
Signature & Name (IN BLOCK LETTERS) of Architect

Sankalp Creations'
Rajesh Jaiswal
ARCHITECT
597, Cotton Market,
Ghat Road, Nagpur - 440 018.
CA/95/18607, NMC/R-72, NIT-632

M. Aarishuddin, FCA

M. Aarishuddin & Co.

FORM 5[see Regulation 4]

To,
EKALAWYA WASEKAR & NARENDRA WASEKAR
53 CENTRAL BAZAR ROAD, BAJAJ NAGAR, NAGPUR

SUBJECT :- Report on Statement of Accounts on project fund utilization and withdrawal by [promoter] for the period **JULY 2017 to SEP 2017** with respect to Maha RERA Registration. Number **P50500007836**

1. This certificate is issued in accordance with the provision of the Real Estate (Regulation and Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation and Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules,2017.
2. I have obtained all necessary information and explanation from the Firm, during the course of our audit, which in my opinion are necessary for the purpose of this certificate.
3. I hereby confirm that I have examined the prescribed registers, books and documents, and the relevant records of [Promoter] for the period ended **SEP 2017** and hereby certify that:
   i) Shri Ekalawya Wasekar & Narendra Wasekar have completed 53% of the project titled (as per Architects Certificate) **TIRUPATI ENCLAVE** Maha RERA Registration No.**P50500007836**located at **298A, GOKULPETH LEYOUT, GOKULPETH, NAGPUR**.
   ii) Amount collected as booking advances during the year for this project is **NIL** and amounts collected as booking amount till date in **NIL.**
   iii) Amount withdrawn from booking advance during the year for this project is **NIL** and amount withdrawn from booking advances till date **NIL.**
4. I certify that the **EKALAWYA WASEKAR & NARENDRA WASEKAR** has utilized the amounts collected for TIRUPATI ENCLAVE project only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.

21/02/18.

Name of the Signatory :- **MOHAMMED AARISHUDDIN**
Place :- 101, MAJESTIC HEIGHTS, TEACHER COLONY, JAFAR NAGAR, NAGPUR-440013.
Date :- Membership No. :- **142739** Dt: 21/02/18
Contact No. :- 0712 2588988 E Mail at :- ca.aarish@gmail.com

NAGPUR

101 Majestic Heights, Near Masjid Ghaus-ul-Azam, Teachers Colony, Jafar Nagar, Nagpur - 440013
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