SHILPSHREE
DESIGNERS

MILIND KEDAR
SONALI KEDAR
ARCHITECTS

Gond plot, Behind Dr. Pawade Nursing Home, Wardha. 442001. Ph. - 07152-242546, 9423118708

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: 20.01.2023

To,
The Vastu Land Developers & Builders
R/o. Dist. Wardha
Layout Name as "**Little Earth Unit-7**"
Servey No: 173, Pavnar, Tah. Dist. Wardha

Subject: Certificate of Percentage of Completion of Construction Work of **Little Earth Unit-7** having MahaRERA Registration Number **P50400049784** being developed by Vastu Land Developers & Builders.

Sir,

I /We Milind Kedar have undertaken assignment as Architect / Licensed Surveyor of Certifying Percentage of Completion of Construction Work of **Little Earth Unit-7** having MahaRERA Registration Number **P50400049784** being developed by Vastu Land Developers & Builders.

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 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-A

Layout / Building / Wing Number __ (to be prepared separately for each Layout/Building/Wing of Project)

S. No.	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1.	Excavation	N.A.
2.	Basements (if any)	N.A.
3.	Podiums (if any)	N.A.
4.	Plinth	N.A.

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5.	Stilt Floor	N.A.
6.	Slab of Super Structure	N.A.
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	N.A.
8.	Sanitary Fittings within Flats / Premises	N.A.
9.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	N.A.
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	N.A.
11.	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical Fittings, Mechanical Equipments, Compliance to conditions of Environment / CRZ NOC, Finishing to Entrance Lobby/s, Plinth Protection, Paving of Areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete Project as per specifications to Agreement of Sale, Any other Activity	N.A.

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	0%	Concrete Road
2.	Water Supply	YES	0%	Well
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	YES	0%	Cement Concrete
4.	Strom Water Drains	YES	0%	Cement Concrete
5.	Landscaping & Tree Planting	YES	31%	Tree Plantation along Road Side
6.	Street Lighting	YES	0%	Poles, Overhead Cables & Street Light
7.	Community Buildings	NO	N.A.	--
8.	Treatment & Disposal of Sewage and Sullage Water	NO	N.A.	--
9.	Solid Waste Management & Disposal	NO	N.A.	--
10.	Water Conservation / Rain Water Harvesting	NO	N.A.	--
11.	Energy Management	NO	N.A.	--
12.	Fire Protection & Fire Safety requirements	NO	N.A.	--
13.	Electrical Meter Room, Sub-Station, Receiving Station	YES	29%	Transformer provided.
14.	Others: Panel Gate	YES	0%	Panel Gate
15.	Others: Wall Compound	YES	0%	Wall Compound
16.	Others: Others	YES	6%	Others

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Yours faithfully,

MILIND KEDAR
CA/97/21905
ARCHITECTS
CA/2001/28308

Signature & Name (IN BLOCK LETTERS) of Land Surveyor / Architect

License Number (CA/97/21905)

Agreed & Accepted by:

Vastu Land Developers & Builders

Partner

Signature of Promoter

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SHILPSHREE
DESIGNERS

MILIND KEDAR
SONALI KEDAR
ARCHITECTS

Gond plot, Behind Dr. Pawade Nursing Home, Wardha. 442001. Ph. - 07152-242546, 9423118708

Annexure- B
FORM 2

[***See*** Regulation 3]

ENGINEER'S CERTIFICATE

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

Date: 20.01.2023

To,
The Vastu Land Developers & Builders
R/o. Dist. Wardha
Layout Name as "**Little Earth Unit-7**"
Servey No: 173, Pavnar, Tah. Dist. Wardha

Subject: Certificate of Cost Incurred for Development of **Little Earth Unit-7** having MahaRERA Registration Number **P50400049784** being developed by **Vastu Land Developers & Builders.**

Sir

1. I/We Milind Kedar have undertaken assignment of certifying Estimated Cost for **Little Earth Unit-7** having MahaRERA Registration Number P50400049784 being developed by **Vastu Land Developers & Builders.**

2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate Completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings /plans made available to us for the project under reference by the developer / Consultants. The Schedule of items and quantity required for the entire work as calculated by **Milind Kedar** Quantity Surveyor* appointed by Developer\Engineer, the assumption of the cost of material, labour and other inputs made by 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 under reference at Rs.**93,20,000** (Total of Table A and B) at the time of Registration. The estimated Total Cost of project is with reference to the civil, MEP and Allied works required for completion of the apartments and proportionate Completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s)/Wing(s)/Layout/Plotted Development from the Town planning office, Wardha being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 18,64,000/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials/services used and unit cost of these items.

5. The Balance Cost of Completion of the Civil, MEP and Allied works FOR completion of the apartments and proportionate completion of internal external works, as per specifications mentioned in agreement of sale, of the Project is estimated at Rs. 74,56,000/- (Total of Table A and B)

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6. I certify that the Cost of the Civil, MEP and Allied work for the apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale, of the aforesaid Project as Completed on the date of this certificate is as given in Table A and B below:

TABLE A

Building /Wing/Layout/Plotted Development bearing Number____-_____ or called_____-_____ (to be prepared separately for each Building/Wing/Layout/Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the Building/Wing/Layout/Plotted Development as on date of Registration is	N.A.
2	Cost incurred as on date of certificate	N.A.
3	Work Done in Percentage (as Percentage Of the estimated cost)	N.A.
4	Balance Cost to be Incurred** (Based on Estimated Cost)	N.A.
5	Cost Incurred on Additional/Extra Items Not included in the Estimated Cost (Table-C)	N.A.

TABLE B

Internal & External Development Works in Respect of the Registered Phase

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 date of Registration is	93,20000
2.	Cost incurred as on date of certificate	18,64,000
3.	Work done in Percentage (as Percentage of the estimated cost)	20%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	74,56,000
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	-

Yours Faithfully,

MILIND KEDAR
CA/87/21905
ARCHITECTS
CA/2001/28308
SONALI KEDAR

Signature & Name (IN BLOCK LATTERS) with Stamp of Engineer

[Not Less than Bachelors Degree Holder or equivalent as per Section 2(u) of the Act]

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Local Authority license no. CA/97/21905 (If applicable)

Agreed and Accepted by: Vastu Land Developers & Builders

Signature of Promoter

Partner

Name: **Vastu Land Devlopers & Builders.**

Date:

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.

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. ( ) Balance Cost to be incurred (4) may vary from Difference between Total estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. 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.

6. Please specify if there are any deviations / qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

Table C

List of Extra/Additional/ Deleted Items considered in Cost

(Which were not part of the original Estimate of Total Cost)

Sr. No.	List of Extra/Additional / Deleted items	Amount (in Rs.)
1.	–	–
2.	–	–

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