RATHI'S GROUP
Unity No: 6, Unity Gold Complex, Pulachiwadi, Near Deccan
Bus Stand, J.M Road, Pune 411004.
Mobile: +91-7620432327 Email: rathisgroup25@gmail.com

RATHI'S GROUP

FORM 2

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: 31/03/2025

Mr. Sunil Laddhad / Mr. Nimish Laddhad.
01,'Manoj Building', Central Road,
Ramdashpeth Nagpur - 440010

Subject: Certificate of Percentage of Completion of Construction Work of "Sumangal Vihar" of Residential Building having MahaRERA Registration Number P50500007042 being developed by Mr. Sunil Laddhad/Mr. Nimish Laddhad.

Sir,

1. I/ We **Rathi's Group** have undertaken assignment as Licensed Surveyor of certifying Percentage of Completion of Construction Work of "Sumangal Vihar" of Residential Building having MahaRERA Registration Number P50500007042 being developed by Mr. Sunil Laddhad/Mr. Nimish Laddhad.

2. We have estimated the cost of Civil, MEP and Allied works required for the completion of the apartments and proportionate completion of internal & external works of the project as per specification mentioned in 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 Developer and Consultants. The Schedule of items and quantity for the entire work as calculated by **M/s Rathi's Group** 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 ascertain / confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.32,50,00,000 /-** (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 the completion of the apartments and proportionate completion of internal & external works of the project as per specification mentioned in the agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the building(s)/ wing (s) from the N.M.R.D.A. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

For Rathi's Group

Rathi

Proprietor

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4. The Estimated Cost Incurred till date is calculated at **Rs. 30,28,49,830 /-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of input materials/ services used and unit cost of these items.

5. The Balance cost of Completion of the Civil, MEP and Allied works required for the completion of the apartments and proportionate completion of internal & external works of the project as per specification mentioned in the agreement of sale, of the project is estimated at **Rs. 2,21,50,170 /-** (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work required for the completion of the apartments and proportionate completion of internal & external works of the project 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:

TABLE A

Building /Wing bearing Number Three or called Wing "**Bhalchandra, Moreshwar, Sarvesh"**

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is 28/07/2017	**Rs. 30,70,28,045 /-**
2	Cost incurred as on 31/03/2025 (Based on the Estimated Cost)	**Rs. 28,65,62,220 /-**
3	Work done in Percentage (As Percentage of the Estimated Cost)	**93.33 %**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 2,04,65,825 /-**
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	**Rs. Nil**

TABLE B

(Internal & External Development Works in respect of the Registered Phase)

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 28/07/2017	**Rs.1,79,71,955/-**
2	Cost incurred as on 31/03/2025 (Based on the Estimated cost)	**Rs.1,62,87,610/-**
3	Work done in Percentage (As Percentage of the Estimated Cost)	**90.63 %**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 16,84,345 /-**
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	**Rs. Nil**

For Rathi's Group

Proprietor

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RATHI'S GROUP

Yours Faithfully,
For Rathi's Group
Rathi
Proprietor

Signature of Engineer
Name: Mr. Shravan Rathi

SUNIL LADDHAD & NIMISH LADDHAD (AOP)
Agreed & accepted by:
Association Person
Signature of Promoter
Name: Mr. Nimish Laddhad
Date: 31/03/2025

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time as per specification 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 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 deviation / qualifications. Example: Any deviation in input material used from specification in agreement of sale.

Table C

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

Sr. No	Lists of Extra/Additional/Deleted Items	Amounts (Rs)
1		Rs. Nil
2		Rs. Nil