60, Gurukrupa Layout, Near Naik Nagar, Manewada Ring Road, Nagpur-27.
E-mail : maheshpadole123@rediffmail.com, maheshpadole@yahoo.com
Cell: 9923299718, 9325691718



M. D. Padole
ARCHITECTURAL CONSULTANT
N.I.T.L.S. No.2090 / N.M.C.L.S. No.L-447

Consulting Engineer | Architectural Designer | Planner, Estimator, Valuer | Licenced Surveyor

FORM 2 [see Regulation 3]

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

ENGINEER'S CERTIFICATE

Date : 2/5/2018.

To,

M/s. Abhinandan Construction,
376, North Ambazari Road, Gandhi Nagar, Nagpur – 440010.

SUBJECT : Certificate of Cost Incurred for Construction Work of the One & Only Building / Phase in the Project named as SARASWATI APARTMENT situated on the Plot bearing No. 1 & 2 in Malik Makbuja Layout (Block A); Khasara No. : 63; City Survey No. : 7169, Sheet No. : 67; Plot N.M.C. House No. 3280 & 3281, Ward No.15; demarcated by its boundaries Road & Other Layout to the North, Plot No. 9 & 10 to the South, Plot No. 3 to the East, Other Layout to the West of Mouza : Babulkheda; Tehsil : Nagpur City; District : Nagpur; PIN : 440027; admeasuring 554.39 sq.mts. area being developed by M/s. ABHINANDAN CONSTRUCTION.

Reference : MahaRERA Registration Number : P50500013688

Sir,

I **M. D. PADOLE** have undertaken assignment of Certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being One & Only Building / Phase in the Project named as SARASWATI APARTMENT situated on the Plot bearing No. 1 & 2 in Malik Makbuja Layout (Block A); Khasara No. : 63; City Survey No. : 7169, Sheet No. : 67; Plot N.M.C. House No. 3280 & 3281, Ward No.15; demarcated by its boundaries Road & Other Layout to the North, Plot No. 9 & 10 to the South, Plot No. 3 to the East, Other Layout to the West of Mouza : Babulkheda; Tehsil : Nagpur City; District : Nagpur; PIN : 440027; admeasuring 554.39 sq.mts. area being developed by M/s. ABHINANDAN CONSTRUCTION.

1. Following technical professionals are appointed by the Promoter :
   (i) Shri M. D. Padole as L.S. / Architect.
   (ii) Shri P. Y. Ghushe as Structural Consultant.
   (iii) M/s. Royal Infraventures as MEP Consultant
   (iv) Shri A. G. Mudliar as Quantity Surveyor.* **(Appointed by the developer)**

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 Shri A. G. Mudliar Quantity Surveyor* appointed by Developer, 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. 2,00,00,000/- (Total of Table A and B). 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 Nagpur Improvement Trust (N.I.T.) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 88,50,000/- (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, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from Nagpur Improvement Trust (N.I.T.) is estimated at Rs. 1,11,50,000/- (Total of Table A and B).

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 enclosed herewith.

Yours Faithfully,

M. D. PADOLE
ARCHITECT / ENGINEER
N.I.T.L.S. NO. 2090
N.M.C.L.S. NO. L-447

Enclosed :

1) Table A
2) Table B
3) Annexure A

TABLE A

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

Building / Wing bearing Number One or called SARASWATI APARTMENT

(Please Note : The is only One Building / Wing in the entire Project)

Sr. No.	Particulars	Amount in Rs.
1	Total Estimated cost of the building/wing as on 26/09/2017 (date of Registration)	**2,00,00,000/-**
2	Cost incurred as on 29/04/2018 (based on the Estimated cost)	**88,50,000/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**44.25%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**1,11,50,000/-**
5	Cost Incurred on Additional /Extra Items as on 29/04/2018 not included in the Estimated Cost (as per Annexure A)	**- NIL -**

M. D. PADOLE
ARCHITECT / ENGINEER
N.I.T.L.S. NO. 2090
N.M.C.L.S. NO. L-447

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.

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 _____---_____ date of Registration.	**NOT APPLICABLE IN THIS PROJECT**
2	Cost incurred as on _____---_____ (based on the Estimated cost)	**- NIL -**
3	Work done in Percentage (as Percentage of the estimated cost)	**NOT APPLICABLE IN THIS PROJECT**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**NOT APPLICABLE IN THIS PROJECT**
5	Cost Incurred on Additional /Extra Items as on _____---_____ not included in the Estimated Cost (as per Annexure A)	**- NIL -**

M. D. PADOLE
ARCHITECT / ENGINEER
N.I.T.L.S. NO. 2090
N.M.C.L.S. NO. L-447

*** 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)

Sr. No.	Particulars	Amount in Rs.
	NIL AS ON 29/04/2018	

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