FORM – 2 [see Regulation 3]
ENGINEER'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and withdrawal of money from Designation Account – Project Wise)

To,
M/s-A.C.CONSTRUCTION
Manewada Besa road
Nagpur.440027

Date: 29/08/2018

Subject: Certificate of Cost Incurred For Development of construction of "ASHAYAN EXOTICA "Multy Family Apartment Building / No Wing of the building of the project [Maha RERA no. P50500016390] Situated on the plot No-617, KH. NO.-51, MOUZA-Sakkardara, IN NAGPUR. . Demarcated by its boundaries (latitude and longitude of the end points) 15.240 to the North 15.240 to the South 30.480 to the East 30.480 to the West of Division Hanuman nagar Village Sakkardar taluka Nagpur District Nagpur PIN 440027 admeasuring 464.515 Sq.Mts. area
being developed by Promoter's Name:-

01) SHRI-ABHIJIT PANDURANG CHALAKH

Ref :- MahaRERA Registration Number P50500016390

Sir,

I NITIN M.ZADE have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project Proposed to be registered Under MahaRERA, being Rs. 2,17,46,080/- Building Situated on the plot bearing C.N. No./CTS No./ Survey No./ plot No-617, KH. NO.-51, MOUZA-SAKKARDARA, IN NAGPUR of Division Hanuman nagar Village-Sakkardara taluka Nagpur District Nagpur PIN 440027 464.515 Sq.Mts. area being

developed by Promoter's Name:-

01) SHRI-ABHIJIT PANDURANG CHALAKH

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

(i) Shri	NITIN M.ZADE	as L.S.
(ii) Shri	DINESH GHONADE	as Structural Consultant.
(iii) M/s/ Shri /Smt	_____	as MEP Consultant. (Not appointed)
(iv) Shri	NITIN M.ZADE	as Site Supervisor.

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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 Drawing / plan 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 NITIN M.ZADE quantity Surveyor * appointed by Developer / Engineer, and the assumption of the cost 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. 2,17,46,080.00/-(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 the Nagpur Municipal Corporation Authority being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated cost Incurred till date is calculated at Rs 76,11,128.00/- (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 Municipal Corporation Authority (Planning Authority) is estimated at

Rs. 1,41,34,952.00/- (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 below:

TABLE A

Building / Wing bearing Number_____or Called " ASHAYAN EXOTICA "Multy Family Apartment (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 29/08/2018 date of Registration is	Rs.
2	Cost incurred as on 29/08/2018 (Based on the Estimated Cost)	Rs
3	Work done in Percentage (as percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.
5	Cost Incurred on Additional /Extra Items The Estimated Cost (Annexure A)	NIL

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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 laout as on _____ date of Registration is	Rs. 2,17,46,080/-
2.	Cost incurred as on date-29/08/2018 (Based on the Estimated Cost)	Rs. 76,11,128.00/-
3	Work done in Percentage (as percentage of the estimated cost)	35%
4	Balance Cost to be Incurred Based on Estimated Cost)	Rs. 1,41,34,952.00/-
5	Cost Incurred on Additional /Extra Items As on date 28-08-2018 not included in The Estimated Cost (Annexure A)	NIL

Yours Faithfully

Signature & Name
NITIN M.ZADE L.S.
(NMC LIC NO.:573)
(NIT LIC NO.:2445)

Nitin M. Zade
Consulting Civil Engineer
NMC Lic No.:573
NIT Lic No.:2445

*Note

1. The Scope of the 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 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 specification are indicative and not exhaustive.

Annexure A (Not Required)

List of Extra / Additional Items Executed with Cost
(Which were not Part of the Original Estimate of Total Cost)

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FORM – 1 [see Regulation 3]
ARCHITECT'S CERTIFICATE
(To be Submitted at the time of Registration of ongoing Project and for withdrawal of Money from Designated Account)

To,
A.C. CONSTRUCTION .
Manewada besa road
Nagpur.440027

Date:29/08/2018

Subject: Certificate of Cost Percentage of Completion of Construction work of "ASHAYAN EXOTICA "Multy Family Apartment Building / No Wing of the building of the project [MahaRERA Registration Number] Situated on the plot No-617, KH. NO.-51, MOUZA-Sakkardara, IN NAGPUR. Demarcated by its boundaries (latitude and longitude of the end points) 15.240 to the North 15.240 to the South 30.480 to the East 30.480 to the West of Division Hanuman Nagar Village Sakkardara taluka Nagpur District Nagpur PIN 440027 admeasuring 464.515 Sq.Mts. area being

developed by Promoter's Name:-

01) SHRI-ABHIJIT PANDURANG CHALAKH

Sir,
I NITIN M.ZADE have undertaken assignment of Licensed Surveyor of certifying Completion of Construction work of " ASHAYAN EXOTICA "Multy Family Apartment Building / Single Wing of the building of the project [MahaRERA Registration Number] Situated on the plot No-617, KH. NO.-51, MOUZA-sakkardara , IN NAGPUR of Division hanuman Nagar Village sakkardara taluka Nagpur District Nagpur PIN 440027 admeasuring 464.515 Sq.Mts. area being

developed by Promoter's Name:-

01) SHRI-ABHIJIT PANDURANG CHALAKH

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

(i) Shri NITIN M.ZADE as L.S.

(ii) Shri DINESH GHONADE as Structural Consultant.

(iii) M/s/ Shri /Smt _____ _____as MEP Consultant. (Not appointed)

(iv) Shri NITIN M.ZADE 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 _____ under

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RERA is as per Table A herein below. The Percentage of the Work executed with respect to ... of the activity of the entire phase is detailed in Table B.

Table A

Building /Wing Number _____ to be prepared separately for each Building / Wing of the Project

Sr. No.	Tasks / Activity	Percentage of Work done
1	Excavation	100%
2	_____No_____ Number of Basement (S) and plinth	100%
3	_____Number of podiums	
4	Stilt Floor	100%
5	_____ ___Number of Slabs of Super Structure	60%
6	Internal Walls. Internal Plaster , Flooring within Flats / Premises , Doors and Windows to each of the Flat /premises	0%
7	Sanitary Fitting within the Flats / Premises, Electrical Fittings within the Flats / Premises	0%
8	Staircases, Lifts Wells and Lobbies at each floor level connecting Staircases & Lifts, Overhead and Underground Water Tanks	0%
9	The external Plumbing and External Plaster, Elevation, completion of terraces with waterproofing of the Building /wing,	0%
10	Installation of lifts, Water Pumps , Fire Fighting Fittings and Equipment as per CFO NOC Electrical fittings to common Areas Electro Mechanical equipment , Compliance to conditions of environment / CRZ NOC finishing to entrance lobby's Plinth Protection, Paving of areas appurtenant of Building /wing compound wall and all other requirements as may be required to obtain Occupation / Completion Certificate	0%

TABLE – B

Internal & External Development Works in respect of the entire Registered Phase

Sr.No.	Common Areas and Facilities Amenities	Proposed (Yes/ No)	Percentage of Work done	Details
1	Internal Roads & Footpaths	No	----------	----------
2	Water Supply	Yes	100%	Borwell
3	Sewerage (Chamber Lines, Septic Tank,STP)	Yes	100%	
4	Storm Water Drains	Yes	0%	
5	Landscaping & Tree Plantar	No	----------	----------
6	Street Lighting	No	----------	----------
7	Community Building	No	----------	

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8	Treatment and disposal of Sewage and Sullage water	No	----------	----------
9	Solid Waste management Disposal	No	----------	----------
10	Water Conservation rain Water harvesting	Yes	0%	
11	Energy Management	No	----------	----------
12	Fire Protection and fire safety Requirement	No		
13	Electricals meter room / sub meter receiving station	No	0%	----------
14	Other (Option to Add more)			

Yours Faithfully

Signature & Name
NITIN M.ZADE L.S.

(NMC LIC NO.:573)
(NIT LIC NO.:2445)

Nitin M. Zade
Consulting Civil Engineer
NMC Lic No.:573
NIT Lic No.:2445

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