DONESH RAUT ARCHITECTS

Siriya House,Plot No 48, Ward No. 74, Subhas Nagar Chowk, Hingna Road, Nagpur-440022

The Maharashtra Real Estate Regulatory Authority (General) Regulations 2017

Form-2

[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-Project-wise)

Date: 30/09/2020

To
Firm Name: AAA INFRASTRUCTURES
Nagpur
Project: AAA Lava City

Subject: Certificate of Cost Incurred for Development of **AAA LAVA CITY** for Construction of Layout Project of the **SINGLE** Phase **P50500022071** situated on the Plot bearing Survey No. 240 demarcated by its boundaries (latitude and longitude of the end points) **Kh. No.233, 234 & 235** to the North **Kh. No.244, Nala & 243** to the South **Kh. No. 225 and 241** to the East **Kh. No. 239 & Remaining Part of Kh. No. 240** To the West Of Division **Nagpur** Village **Lava** Taluka **Nagpur (Rural)** District **Nagpur** PIN **440023** admeasuring **27809.277** Sq. Mts. area being developed by Promoter's Name **AAA INFRASTRUCTURES.**

Ref: MahaRERA Registration Number **P50500022071**

Sir,

I **Donesh Raut** have undertaker assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being of the **SINGLE** Phase situated on the plot bearing Survey No. **240** of Division **Nagpur** Village **Lava** Taluka **Nagpur (Rural)** District **Nagpur** PIN **440023** admeasuring **27809.277** Sq. Mts. area being developed by Promoter's Name **AAA INFRASTRUCTURES.**

1. Following technical professionals are appointed by Owner/Promoter:-
    i. Shri **Donesh Raut** as L.S. / Architect ;
    ii. Shri **Donesh Raut** as MEP Consultant
    iii. Shri **Vijay Kadwe** as Site Supervisor

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 _____ quantity Survivor 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.

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3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 4,97,50,000/-** (Total of Table 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 **NMRDA** being the planning Authority under whose jurisdiction the aforesaid project is being Implemented.
4. The Estimated cost Incurred till date is calculated at **Rs.99,50,000/-** (Total of table 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 **NMRDA** (Planning Authority) is estimated at **Rs.3,98,00,000/-** (Total of table B).
6. I certify 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 B below:

TABLE-B

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

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	**Rs 4,97,50,000/-**
2	Cost incurred as on **30/09/20** (based on the Estimated cost)	**Rs 99,50,000/-**
3	Work done in Percentage (as Percentage of the Estimated cost)	20%
4	Balance Cost to be Incurred (Based on Estimated cost)	**Rs 3,98,00,000/-**
5	Cost Incurred on Additional/ Extra items as on **30/09/20** not included in the Estimated Cost (Annexure A)	Rs NIL/-

Yours Faithfully

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Signature of Architect

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*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 survivor 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 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 an estimated cost any division in quantity required for development of the real estate project will result amendment of the cost inquired / to be inquired.
5. All components of work with specification are indicative and not exhaustive.

Annexure A

List of Extra / additional Items executed with Cost

(Which were not part of the original estimated of total cost)

Explanation 1. – The increase in construction cost due to execution of extra/ additional items as certified by the Engineer in Annexure A, shall be allowed to be added in Form 3

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