Padole Associate
Architectural Consultant
40, Gurudev Nagar, Nalk Nagar, Manewada Ring Road, Nagpur-27
Mahesh D. Padole
Architectural Consultant
Cell : 9923277715
Office : 7770047115
maheshpadole123@rediffmail.com
Architectural Designer | Planner, Estimator, Valuer | Licenced Surveyor

Annexure – B

FORM – 2

[See Regulation 3]

ENGINEER'S CERTIFICATE

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

Date: 31.01.2025

To,
The M/s Devikar Land Developers,
68-B, Hudkeshwar, Hudkeshwar Road Dubey Nagar,
Narsala Hall, Besa, Nagpur, Maharashtra 440034

Subject: Certificate of Cost Incurred for Development of **Devikar Land Developers Phase-II** having MahaRERA Registration Number **P50500032835** being Developed by **M/s Devikar Land Developers.**

Sir,

1. I / We **Mr. Mahesh D. Padole** have undertaken assignment of Certifying Estimated Cost for **Devikar Land Developers Phase-II** having Maha RERA Registration Number **P50500032835** being Developed by **M/s Devikar Land Developers.**

2. We have estimated the cost of Civil, MEP and Allied Works required for completion of the apartments & proportionate completion of internal & external works of the Project as per the specifications 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 Developers / Consultants. The Schedule of Items & Quantity required for the entire work as calculated by **Padole Associate** Quantity Surveyor* appointed by the Developer/Engineer, the assumption of the cost of material, labour & other inputs made by the Developer, and the Site Inspection carried out by us to ascertain / confirm the above analysis given to us.

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3. We estimate Total Estimated Cost of completion of the aforesaid Project mentioned under reference at **Rs. 1,66,44,828** (Total of Table A & B) at the time of Registration. The estimated Total Cost of Project is with reference to the Civil, MEP & Allied Works completion of the apartments & proportionate completion of internal & external works, as per the specifications mentioned in the Agreement of Sale & for the purpose of obtaining Occupation Certificate / Completion Certificate for the Building(s) / Wing(s) / Layout / Plotted Development from the _____ being the Planning Authority under whose jurisdiction the aforesaid Project is being implemented.

4. The Estimated Cost incurred till date is calculates to **Rs. 70,43,306**(Total of Table A & B). The Amount of Estimated Cost Incurred is calculated on the basis of input materials / services used & unit cost of these items.

5. The Balance Cost of completion of the Civil, MEP & Allied Works for completion of Apartments & proportionate completion of internal & external works, as per specifications mentioned in Agreement of Sale, of the aforesaid Project is estimated at **Rs. 96,01,522**(Total of Table A & B).

6. I Certify that the cost of Civil, MEP & Allied Work for apartments & proportionate internal & external works, as per the specifications mentioned in Agreement of Sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A & B below:

TABLE – A

Building / Wing / Layout / Plotted Development **Devikar Land Developers Phase-II** (to be prepared separately of each Building / Wing / Layout / Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amount (in Rs.) (till 31-12-2024)
1.	Total Estimated Cost of Building / Wing / Layout / Plotted Development as on date of Registration is	6214340.5
2.	Cost incurred as on date of Certificate	4660755
3.	Work Done in Percentage (as Percentage of Estimated Cost)	75%
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	1553585
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	

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TABLE – B

Internal & External Development Works in respect of Registered Phase

Sr. No.	Particulars	Amount (in Rs.) (till 31-12-2024)
1.	Total Estimated Cost of Internal & External Development Works including amenities & facilities in the Layout as on date of Registration is	10430487.5
2.	Cost incurred as on date of Certificate	8344390
3.	Work Done in Percentage (as Percentage of Estimated Cost)	80%
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	2086097
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	

Yours faithfully,

For Padole Associate
Architectural Consultant

MAHESH PADOLE
ARCHITECT/ ENGINEER
NIT LIC-2030 NMRDA LIC-339
STATE/P/2022/APL/01546
MAHENADA-9923299718

Mr. Mahesh D. Padole
(Proprietor)
License Number

Agreed & Accepted by:
M/s Devikar Land Developer

Devikar Land Developer
Partner

Signature of Promoter
Name: Pandit Devikar
Date: 31.01.2025

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time as per specifications mentioned in the Agreement to Sale.

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2. (*) Quantity Survey can be done by the office of Engineer or can be done by an independent Quantity Surveyor, who's Certificate of Quantity Calculated, can be relied up on by Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) & in case quantity are being calculated by office of Engineer, the name of 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) & actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an Estimated Cost any deviation quantity required for the Development of Real Estate Project will result in an amendment of the cost incurred / to be incurred.

4. All components of work with specifications are indicative & not exhaustive

5. Please specify if there are any deviations / qualifications. Example: Any deviation in input material used from specifications in Agreement of Sale.

TABLE – C

List of Extra / Additional / Deleted Items considered in the Cost
(Which were not parts of the original Estimate of Total Cost)

S. No.	List of Extra / Additional / Deleted Items	Amount (in Rs.)
1.		
2.		

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