Padole Associates
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Mahesh D. Padole
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• Consulting Engineer • Architectural Designer • Planner, Estimator, Valuer • Licenced Surveyor

Annexure — B

FORM-2
[See Regulation 31
ENGINEER'S CERTIFICATE

Date 31/03/2023

JAN-MARCH-2023

To.

M & T BUILDCON

33,Sneh Nagar,Khamla,Nagpur

Subject : Certificate of Cost Incurred for Development of **Mandar Apartment** having MahaRERA Registration Number **P505000033629** (Only Applicable after project Registration) being developed by **M & T BUILDCON**

Sir.

I, **Arch. Mahesh Padole** have undertaken assignment of certifying Estimated Cost for **Mandar Apartment** having MahaRERA Registration Number **P505000033629** (Only Applicable after project Registration) being developed by **M & T BUILDCON**

2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in 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 / Consultants. The Schedule of items and quantity required for the entire work as calculated by Quantity Surveyor* appointed by Developer/Engineer, the assumption of the cost of material. labour and other inputs made by developer. and the site inspection carried out by us to ascertain / confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at Rs.6,00,00,000.00 (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 completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s) / Wing(s) Layout /

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elopment from the Nagpur Municipal Corporation being the Planning Authority under whose jurisdiction said project is being implemented.

he Estimated Cost Incurred till date is calculated at Rs. Rs. 2,25,00,000.00 (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the basis of input materials /services used and unit cost of these items...

5. The Balance Cost of Completion of the Civil, MEP and Allied works tar completion of the apartments and proportionate completion of internal & external works. as per specifications mentioned in agreement or sale, of the Project is estimated at Rs. Rs. 2,50,00,000.00 (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work tor the apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date or this certificate is as given in Table A and B below:

TABLE A

Building /Wing / Layout / Plotted Development bearing Number called MANDAR APARTMENT

(to be prepared separately for each Building / Wing / Layout "Plotted Development Office Real Estate Project)

S.N.	Particulars	Amount In (Rs)
1	Total Estimated Cost of the Building/Wing / Layout Plotted Development as on date of Registration is	Rs. 5,50,00,000.00
2	Cost incurred as on date of certificate	Rs. 2,25,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	50%
4	Balance Cost to be (Based on Estimated Cost)	Rs 2,50,00,000.00
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table —C)	-

TABLE B

Internal & External Development Works in Respect of the Registered Phase

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 is	Rs. 50,00,000.00

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	Cost incurred as on date of certificate	Rs. 0.00
	Work done in Percentage (as Percentage of the estimated	0%
4.	Balance Cost to be Incurred Based on Estimated Cost)	Rs. 50,00,000.00
5.	Cost Incurred on Additional/Extra Items not included in the Estimated cost (Table –C	-

Note :

I . The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications 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 to 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 (I) 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 required for development of the Real Estate Project will result in amendment or 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 deviations /qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

Table C

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

S.N	Lisl of Extra/Additional / Deleted Items	Amount (In Rs,)
1.	-	-
2.	-	-

Yours Faithfully,

ARCH MAHESH PADOLE

Date: 31/03/2023

MAHESH PADOLE
ARCHITECT / ENGINEER
NIT LIC-2090 NMRDA LIC-339
STATE/R/2022/APL/01546
MANEWADA-9923299718

Agreed and Accepted by:

M & T BUILDCON

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