No. 231-ASc/Dt.: 31-12-2023

ARC
ASHTANKAR AND RATHOD CONSULTANTS
(STRUCTURAL CONSULTANTS& CIVIL ENGINEERS)
Mb. +91-8308181819,9096636449 (Nagpur, M.H.)

FORM -2

(See Regulation 3)
ENGINEER'S CERTIFICATE

To,

Atharva Infra Projects L.L.P,

Plot no. 24, Abhang Apartment,

Central Excise Colony,

Ring Road, Nagpur-15

Subject: Certificate of Cost Incurred for Development of DARSHINI MANJIRI APPT for Construction of 1 building/1 Wing of the Phase (MahaRERA Registration Number) situated on the plot bearing H.N. No.378/CTS No.147/Survey no./Final Plot no T-14, demarcated by its boundaries (latitude and longitude of the end points) to the North 12M WIDE ROAD to the South Plot No.T-1 to the East 9mtrs wide road to the West Plot no T-14 of Mouza AjniTeh.& District Nagpur PIN 440022 admeasuring 714.137sq.mts. area being developed by Atharva Infra Projects L.L.P.

Ref: MahaRERA Registration Number (Yet to Allot)

Sir,

Ashtankar &Rathod Consultants, Nagpur (ARc) (Er.Ankit Ashtankar) Quantity Surveyor have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, Construction of 1 building/1 Wing of the Phase (Maha RERA Registration Number) situated on the plot bearing H.N. No.378/CTS No.147/Survey no./ Final Plot no T-14, demarcated by its boundaries (latitude and longitude of the end points) to the North 12M WIDE ROAD to the South Plot No.T-1 to the East 9mtrs wide road to the West Plot no T-14 of Mouza AjniTeh.& District Nagpur PIN 440022 admeasuring 714.137sq.mts. area being developed by Atharva Infra Projects L.L.P.

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

(i) Ashtankar & Rathod Consultants, Nagpur (ARc) (Ar. Shiwani Raut) L.S. / Architect ;

(ii) Ashtankar & Rathod Consultants, Nagpur (ARc) (Er. Devang Ratohd) Structural Consultant

(iii) Ashtankar & Rathod Consultants, Nagpur (ARc) (Er.Ankit Ashtankar) Quantity Surveyor

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 Ashtankar&Rathod Consultants, Nagpur (ARc) (Er.Ankit Ashtankar) Quantity Surveyor

* 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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs7,00,00,000/-(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 the Nagpur improvement Trust being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs 7,25,60,480 -/- (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 (planning Authority) is estimated at Rs 69,29,520 -/- (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 called **Darshini Manjiri**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 28-12-2022date of Registration is 02-03-2022	Rs7,00,00,000-/-
2	Cost incurred as on 31/12/2023 (based on the Estimated cost)	Rs. 7,25,60,480 -/-
3	Work done in Percentage (as Percentage of the estimated cost)	91.28%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 69,29,520 -/-
5	Cost Incurred on Additional /Extra Items as on 28/12/2022not included in the Estimated Cost (Annexure A)	NIL

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 layout as on _____ date of Registration is	NA
2	Cost incurred as on _____ (based on the Estimated cost)	NA
3	Work done in Percentage (as Percentage of the estimated cost)	NA
4	Balance Cost to be Incurred (Based on Estimated Cost)	NA
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA

Er. Ankit Ashtankar

(License NO APL/02185)

ASHTANKAR AND RATHOD CONSULTANTS ARC NAGPUR 9096818819, 9096836449

*** 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.