

ASPECT DESIGN
CONSULTING ARCHITECT & CIVIL ENGINEER
308, EMPIRIAL PLAZA, NEAR ANAND TALKIES SQ. SITA BULDI, NAGPUR.
E-mail :- aspect.design12345@gmail.com

Annexure A

FORM 1

[See Regulation 3]

ARCHITECT'S CERTIFICATE

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

Date: 12.11.2024

To,
The M/s Mangalam,
Plot 124, Shop No. 8 Wadibhasme Complex, Opp to Central Bank of India,
Umred Road, Nagpur-441204

Subject: Certificate of Percentage of Completion of Construction Work of Mangalam
having MahaRERA Registration Number P50500034916 being Developed by
M/s Mangalam.

Sir,

I / We have undertaken assignment as Architect / Licensed Surveyor of Certifying Percentage of Completion of Construction Work of Mangalam having Maha RERA Registration Number P50500034916 being Developed by M/s Mangalam.

Based on the Site Inspection, with respect to the Layout / each Building/Wing of the aforesaid Real Estate Project, I certify that as on date of this Certificate, the Percentage of Work Done for each of the Building/Wing of the Real Estate Project under MahaRERA is as per Table-A herein below. The percentage of work executed with respect to each of the activity of entire Phase is detailed in Table-B.

TABLE-A

Layout / Building / Wing Number __ (to be prepared separately for each Layout/Building/Wing of Project)

S. No.	Tasks / Activity	Percentage of Actual Work Done (As on 30-09-2024)
(1)	(2)	(3)
1.	Excavation	NA
2.	Basements (if any)	NA
3.	Podiums (if any)	NA
4.	Plinth	NA
5.	Stilt Floor	NA
6.	Slab of Super Structure	NA
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	NA
8.	Sanitary Fittings within Flats / Premises	NA
9.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	NA
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	NA
11.	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical Fittings, Mechanical Equipments, Compliance to conditions of Environment / CRZ NOC, Finishing to Entrance Lobby/s, Plinth Protection, Paving of Areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete Project as per specifications to Agreement of Sale, Any other Activity	NA

TABLE-B

Common Areas (Internal & External Development Works) in respect of the Registered Phase / Project Number

S. No.	Common Areas & Facilities	Proposed (Yes / NO)	Percentage of actual Work Done (As on 30-09-2024)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	100%	
2.	Water Supply	Yes	100%	
3.	Sewerage (Chamber, Lines, Septic	Yes	100%	

	Tank, STP)			
4.	Strom Water Drains	Yes	100%	
5.	Landscaping & Tree Planting	Yes	100%	
6.	Street Lighting	Yes	100%	
7.	Community Buildings	No		
8.	Treatment & Disposal of Sewage and Sullage Water	Yes	100%	
9.	Solid Waste Management & Disposal	Yes	100%	
10.	Water Conservation / Rain Water Harvesting	Yes	100%	
11.	Energy Management	No		
12.	Fire Protection & Fire Safety requirements	No		
13.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	100%	
14.	Aggregate area of Recreational open Space	Yes	100%	

Yours faithfully,

ASPECT DESIGN

B. P. GOHAR

Consulting Architect & Engineer

License Number:

Agreed & Accepted by:

M/s Mangalam

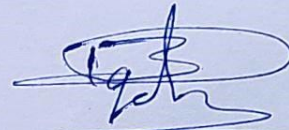
MANGALAM


Partner

Signature of Promoter

Name: Mr. Shravan Nerkar

Date: 12.11.2024



ASPECT DESIGN

B. P. GOHAR

Consulting Architect & Engineer

N.M.R.D.A. LS.No.341, N.J.T. LS.No.886,

N.M.C. LS.No.390, A.D.T.P. LS.No.1561/2017

308, Imperial Plaza, Anand Talkies Sq.,

Sitabuldi, Nagpur-12. (M) 9665543417

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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: 12.11.2024

To,
The M/s Mangalam,
Plot 124, Shop No. 8 Wadibhasme Complex, Opp to Central Bank of India,
Umred Road, Nagpur-441204

Subject: Certificate of Cost Incurred for Development of Mangalam Phase - II having
Maha RERA Registration Number P50500049156 being Developed by M/s
Mangalam.

Sir,

1. I / We _____ have undertaken assignment of Certifying Estimated Cost for Mangalam Phase - II having Maha RERA Registration Number P50500049156 being Developed by M/s Mangalam.
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 _____ 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.

3. We estimate Total Estimated Cost of completion of the aforesaid Project mentioned under reference at **Rs. 19689943** (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. 5194000** (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. 14495943** (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 called **Mangalam Phase - II** (to be prepared separately of each Building / Wing / Layout / Plotted Development of the Real Estate Project)

S. No.	Particulars	Amount (in Rs.) As on 30-06-2024
1.	Total Estimated Cost of Building / Wing / Layout / Plotted Development as on date of Registration is	9844972
2.	Cost incurred as on date of Certificate	4922486
3.	Work Done in Percentage (as Percentage of Estimated Cost)	50%
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	4922486
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	

TABLE – B

Internal & External Development Works in respect of Registered Phase

S. No.	Particulars	Amount (in Rs.) As on 30-09-2024
1.	Total Estimated Cost of Internal & External Development Works including amenities & facilities in the Layout as on date of Registration is	9844971
2.	Cost incurred as on date of Certificate	4922486
3.	Work Done in Percentage (as Percentage of Estimated Cost)	50%
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	4922485
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	

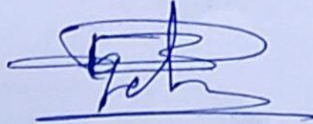
Yours faithfully,

ASPECT DESIGN

B. P. GOHAR

Consulting Architect & Engineer

[Not less than Bachelor's Degree Holder or equivalent as per Section 2(u) of the Act]



ASPECT DESIGN
B. P. GOHAR

Consulting Architect & Engineer

N.M.R.D.A. LS.No.341, N.I.T. LS.No.886,

N.M.C. LS.No.390, A.D.T.P. LS.No.1561/2017

308, Imperial Plaza, Anand Talkies Sq.,

Sitabuldi, Nagpur-12, (M) 9665543417

Local Authority License Number (if applicable)

Agreed & Accepted by:

M/s Mangalam **MANGALAM**



Signature of Promoter

Partner

Name: Mr. Shrikanth Nerkar

Date: 12.11.2024

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.

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.		