Padole Associate
Architectural Consultant
D, Gurukrupa Lay-out, Near Naik Nagar, Manewada Ring Road, Nagpur-37.

Mahesh D. Padole
Architectural Consultant
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Consulting Engineer · Architectural Designer · Planner, Estimator, Valuer · Licenced Surveyor

The Maharashtra Real Estate Regulatory Authority (General) Regulations 2017

Form-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

Date: 20/06/2022

To
The M/S. AHIRKAR DEVELOPERS
THROUGH IT'S PARTNER
SHRI.SWAPNIL ANIL AHIRKAR
Ahirkar Complex ,ganjakhet Chowk
Panchpaoli Road ,Gandhibagh Nagpur.
Project : "MIRAYA ENCLAVE "

Subject: Certificate of Cost Incurred for Development of "MIRAYA ENCLAVE" for Construction of ONE (1) No. of Building(s)\ of the Single Phase [MahaRERA Registration Number] situated on the Plot bearing Final Plot No. 37&38 Kh.No. 100,101,102/1&99 demarcated by its boundaries (latitude and longitude of the end points) 9.00 Mt Road to the North, Plot No.36 to the South, 9.00 Mt. Road to the East, Plot No.23,24, of Division –West , Village – Dabha , Taluka - Nagpur, District - Nagpur, PIN 440023 admeasuring 303.535 sq. mts. area being developed by [M/S. AHIRKAR DEVELOPERS]
Ref: MahaRERA Registration Number (Applied)

Sir,

I/~~We~~ Mahesh Padole have undertaker assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being ONE (1) No. of Building(s) of the Single Phase situated on the Plot bearing Final Plot No. 37&38 Kh.No. 100,101,102/1&99 of Division - West Village – Dabha, Taluka -Nagpur, District-Nagpur,PIN 440023 admeasuring 303.535 sq.mts. area being developed by [M/S. AHIRKAR DEVELOPERS]

1. Following technical professionals are appointed by Owner/Promoter:-
   i. ~~M/s~~/Shri/~~Smt~~ Mahesh Padole as L.S./ Architect;
   ii. ~~M/s~~/Shri/~~Smt~~ Aashish Soni Structural Consultant;
   iii. ~~M/s~~/Shri/~~Smt~~ ---------- as MEP Consultant;
   iv. ~~M/s~~ /Shri/~~Smt~~ Anant Deshmukh 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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 2,00,00,000.00 (Rupees Two Crore , only)** (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 **N.I.T. Nagpur.** being the planning Authority under whose jurisdiction the aforesaid project is being Implemented.

4. The Estimated cost Incurred till date is calculated at **Rs.Nil** (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 **N.M.C. Nagpur.** (Planning Authority) is estimated at **Rs. 2,00,00,000.00 (Rupees Two Crore Only)** (Total of table A and 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 A and B below:

TABLE -A

Building/Wing-A bearing Number or called "MIRAYA ENCLAVE"
(to be prepared separately for each Building/Wing of the real Estate project)

Sr. No	Particulars	Amounts
1	Total Estimated Cost of the Building/Wing as on 21/06/2022. Date of registration is applied	Rs. 2,00,00,000/-
2	Cost incurred as on 18/6/2022 (based on the Estimated cost)	Rs. Nil/-
3	Work done in Percentage (as Percentage of the Estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated cost)	Rs.2,00,00,000/-
5	Cost Incurred on Additional/ Extra items as on 21/06/2022 not included in the Estimated Cost (Annexure A)	Rs 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	Rs Nil/
2	Cost incurred as on21/06/2022 (based on the Estimated cost)	Rs Nil/
3	Work done in Percentage (as Percentage of the Estimated cost)	Rs Nil/
4	Balance Cost to be Incurred (Based on Estimated cost)	Rs Nil/
5	Cost Incurred on Additional/ Extra items as on_____ not included in the Estimated Cost (Annexure A)	Rs Nil/

Yours Faithfully

MAHESH PADOL
ARCHITECT/ENGINEER
WMC LIC NMCR/R/2018/APL/00040
MIT LIC 2090 NMRDA LIC-339
WMC-GCW/ANR/2018/APL/00013

Signature of Engineer
(License No.....)

*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)