Padole Associate
Architectural Consultant
60, Gurukrupa Lay-out, Near Naik Nagar, Manewada Ring Road, Nagpur-27.

Mahesh D. Padole
Architectural Consultant
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• Consulting Engineer • Architectural Designer • Planner, Estimator, Valuer • Licenced Surveyar

The Maharashtra Real Estate Regulatory Authority (General) Regulations 2017

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 Account – Project wise)

Date: 30/06/2023

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"** having MahaRERA Registered No **P50500047490** (only applicable after project Registration) being Developed by **M/S. AHIRKAR DEVELOPERS THROUGH IT'S PARTNER SHRI.SWAPNIL ANIL AHIRKAR**

Sir,

1. I **Mahesh Padole** have undertaken assignment of certifying Estimated Cost for **"Miraya Enclave"** having MahaRERA Registration number **P50500047490** (only applicable after project Registration) being developed by **M/S. AHIRKAR DEVELOPERS**
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 specification mentioned in agreement of sale. Our estimated cost calculations are based on the drawing 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 as **Rs. 2,00,00,000/- (Rupees Two Crore only)** (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 the purpose of obtaining occupation certificate / completion certificate for the building(s)/ Wings (s)/ layout / plotted development from the 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.35,00,000** /- (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 for completion of the apartment and proportionate completion of internal & external works ,as per specification mentioned in agreement of sale , of the project is estimated at **Rs.** Rs. **1,65,00,000/- (Rupees One Crore Sixty Five Lac Only)** (Total of table A and B).

6. I certify that, the cost of the Civil, MEP and allied work for the apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale, of the aforesaid project as completed on the date of this certificate is as given in Table A and B below:

TABLE -A

Building/Wing/ layout / plotted development bearing number or called "M/S. AHIRKAR DEVELOPERS" (to be prepared separately for each Building/Wing/ layout / plotted Development of the real Estate project)

Sr. No	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the Building/Wing/layout plotted development as on30/06/2023.	Rs. 2,00,00,000 /-
2	Cost incurred as on 30/06/2023 (based on the Estimated cost)	Rs. 35,00,000 /-
3	Work done in Percentage (as Percentage of the Estimated cost)	17.5 %
4	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 1,65,00,000 /-
5	Cost Incurred on Additional/ Extra items not included in the estimated cost (Table – C)	Rs Nil/-

TABLE-B

(Internal & External Development works in respect of the registered phase)

Sr. No	Particulars	Amounts (in Rs.)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30/06/2023.	Rs. 2,00,00,000/-
2	Cost incurred as on 30/06/2023 (based on the Estimated cost)	Rs 35,00,000/-
3	Work done in Percentage (as Percentage of the Estimated cost)	17.5 %
4	Balance Cost to be Incurred (Based on Estimated cost)	Rs. 1,65,00,000/-
5	Cost Incurred on Additional/ Extra items as on 30/06/2023 not included in the Estimated Cost (Annexure A)	Rs Nil /-

Yours Faithfully

Agreed & Accepted By:
M/S. AHIRKAR DEVELOPERS THROUGH IT'S PARTNER
SHRI.SWAPNIL ANIL AHIRKAR
Date: 30/06/2023

MAHESH PADOLE
(License No. NMCR/R/2018/APL/00040)

MAHESH PADOLE
ARCHITECT/ENGINEER
NMC LIC-NMCR/R/2018/APL/00040
NIT LIC -2090 NMRDA LIC-339
WMC-CCWAN/R/2018/APL/00013