Padole Associates
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 Surveyor

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:31-12-2023

To,
M/S. Ahirkar Developers
Ahirkar Complex,Ganjakhet Chowk,
Panchpaoli Road,Gandhibag Nagpur.

Subject: Certificate of Cost Incurred for Development of "**Miraya Enclave**" having MahaRERA Registration Number **P50500047490** (Only applicable after Project Registration) being Developed by **M/S. Ahirkar Developers.**

Sir,

1. I **Mahesh Padole** have undertaken assignment of Certifying Estimated Cost for "**Miraya Enclave**" having MahaRERA Registration Number **P50500047490** 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 & 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. **2,00,00,000/-** (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. **81,23,752/-** (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. **1,18,76,248/-** (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 – B

Internal & External Development Works in respect of Registered Phase

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Internal & External Development Works including amenities & facilities in the Layout as on date of Registration is	**2,00,00,000/-**
2.	Cost incurred as on date of Certificate	**81,23,752/-**
3.	Work Done in Percentage (as Percentage of Estimated Cost)	**40.61%**
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	**1,18,76,248/-**
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	

Yours Faithfully M. D. PADOLE ARCHITECT / ENGINEER N.I.T. L.S. NO. 2090 N.M.C.L.S. NO. L-447 **Mahesh Padole** **License Engineer/ ~~Architect~~ Name:** Date – 31-12-23	**Agreed & accepted by:** AHIRKAR DEVELOPERS Proprietor **Signature Of Promoter** M/S. Ahirkar Developers Swapnil Ahirkar Proprietor Date – 31-12-23