VIKAS PADOLE

Architect, Interior & Landscape Designer

FORM-2
ENGINEER'S CERTIFICATE
March2025

Date :20/04/2025

To
The - M/s Prayag Developers and Builders,
Shri Sunder Apartment 8/4,
Rajabaxa Road Medical College Area Nagpur - 440033

Subject: Certificate of Cost incurred for development of Construction Work of Residential Project " PRAYAG PARADISE " situated on the Plot Bearing No. 566/51/A of the entire land bearing Kh. Nos. 157 / 1,2,59 / 1,2,3,54 / 2 & 55 bearing City Survey No. 679 as per sanctioned plan, demarcated by its boundaries Plot no 47 to 51 to the North, 12 M wide road to the South ,18 M wide road to the East &plot no 15m x 20m allotted to MSEDCL to the West of Division Nagpur, village- Borgaon Khu (M. Corp.), Taluka- Nagpur (Rural), District - Nagpur PIN - 440013 admeasuring 1735.26 sq.mts. area being developed by M/s Prayag Developers and Builders,

Ref: RERA Registration Number P50500047607

Sir,

I, Mr. Vikas Padole have undertaken assignment of certifying estimated cost for the subject Real Estate project proposed to be registered under RERA being situatedon the Plot Bearing No. 566/51/A of the entire land bearing Kh. Nos. 157 / 1,2,59 / 1,2,3,54 / 2 & 55 bearing City Survey No. 679 as per sanctioned plan, demarcated by its boundaries Plot no 47 to 51 to the North, 12 M wide road to the South ,18 M wide road to the East & plot no 15m x 20m allotted to MSEDCL to the West of Division Nagpur, village- Borgaon Khu (M Corp.), Taluka- Nagpur (Rural), District - Nagpur PIN - 440013 admeasuring 1735.26 sq.mts. area being developed by M/s Prayag Developers and Builders,

1. Following technical professionals are appointed by Owner/ Promoter
   (i) Mr Vikas Padole, Nagpur as Licensed Architect
   (ii) M/s Aaj Engineers, Nagpur as Structural Consultant
   (iii) Mr. Narendra as Site In Charge

2. We have estimated the cost of the completion to obtain Occupation Certificate /Completion Certificate, of the Civil, MEP and Allied 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 Mr. Vikas Padole quantity Surveyor* appointed by Developer, and the assumption of the cost of material, Labour and other inputs made by developer, and the site inspection carried out by us.

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3. We estimate Total Estimated Cost of Completion of the building of the aforesaid project under reference as Rs. 6,05,01,933/-. The estimated Total Cost of project is with reference to the Civil, MEP and allied works for required to b-e completed for the purpose of obtaining occupation Certificate/ Completion certificate for the Project. 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 Rs5,90,17,000/- 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 Project subject to obtain Occupation Certificate/ Completion Certificate from Nagpur municipal corporation (planning Authority) is estimated at Rs.14,84,933/-

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 / Wing bearing number "A"
(To be prepared separately for each Building/Wing of the Real Estate Project)

Sr No.	Particulars	Amounts
1	Total Estimated cost of the Project as on 14/11/2022date of Registration is	Rs.6,05,01,933/-
2	Cost incurred as on 31/12/2024(Based on the Estimated Cost)	Rs.5,90,17,000/-
3	Work done in percentage (As percentage of the estimated cost)	97.55%
4	Balance cost to be incurred (Based on Estimated cost)	Rs1484933/-
5	Cost incurred on Additional/ Extra items as on 31/03/2025included in the Estimated Cost.	NA

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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 14/11/2022of Registration is	Rs. 6,05,01,933/-
2	Cost incurred as on 31/12/2024 (Based on the Estimated Cost)	Rs. 5,90,17,000/-
3	Work done in percentage (as Percentage of the estimated cost)	97.55%
4	Balance cost to be incurred (Based on the Estimated Cost)	Rs1484933/-
5	Cost incurred on Additional / Extra items as on 31/03/2025 not included in the Estimated Cost.	NA

Yours faithfully,

VIKAS PADOLE ★ B. ARCH. ★ Reg. No. C.A. 2003-31474 MIT - 1788 NMC - R - 191

Signature of the Engineer

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