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 Surveyar

QUARTER - 4
[OCT - DEC - 2023]

The Maharashtra Real Estate Regulatory Authority (General) Regulations 2017

Form-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

Date: 31/12/2023

To
The **M/S. EMPOWER INFRASTRUCTURE**
THROUGH IT'S PROP.
SHRI.MANOJ RAMDAS KAKDE
F3 Second Floor Radhika Palace Suyog Nagar Nagpur.
Project : "**LOTUS ENCLAVE** "

Subject: Certificate of Cost Incurred for Development of **"LOTUS ENCLAVE"** for Construction of **ONE (1) No. of Building(s)\ of the Single Phase** [P 50500048709] situated on the Plot bearing **Final Plot No. 2 Kh.No. 140** demarcated by its boundaries (latitude and longitude of the end points) **Plot No.3 to the North, Plot No. 1 to the South, 9.00 Mt. Road to the East, Open Land to the West** of Division **–West ,** Village – **Wadi ,** Taluka - **Nagpur,(Rural)** District - **Nagpur, PIN 440033** admeasuring **355.425 sq. mts.** area being developed by **[M/S. EMPOWER INFRASTRUCTURE]**

Ref: P 50500048709

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. 2 Kh.No. 140** of Division **- Nagar parishad wadi** Village – **Wadi ,** Taluka -**Nagpur,** District-**Nagpur,PIN 440033** admeasuring **355.425 sq.mts. a**rea being developed by **[M/S. EMPOWER INFRASTRUCTURE]**

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~~ Nikhil Ragit 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 **M.D.PADOLE** 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. 1,70,00,000.00 (Rupees One Crore ,Seventy Lacs 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 **Nagar Parishad Wadi. 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.** 1,40,00,000**/-(Rupees One Crore forty Lacs Only)** (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 **Nagar Parishad Wadi Nagpur.** (Planning Authority) is estimated at **Rs. 30,00,000/- (Rupees Thirty Lacs 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 "LOTUS 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 04/07/2022. Date of registration is applied	Rs. 1,70,00,000/-
2	Cost incurred as on 31/12/2023 (based on the Estimated cost)	Rs. 1,40,00,000/-
3	Work done in Percentage (as Percentage of the Estimated cost)	82%
4	Balance Cost to be Incurred (Based on Estimated cost)	Rs.30,00,000/-
5	Cost Incurred on Additional/ Extra items as on 31/12/2023 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 04/07/2022 date of Registration is	Nil/-
2	Cost incurred as on31/12/2023 (based on the Estimated cost)	Rs. 1,40,00,000/-
3	Work done in Percentage (as Percentage of the Estimated cost)	82%
4	Balance Cost to be Incurred (Based on Estimated cost)	Rs.30,00,000/-
5	Cost Incurred on Additional/ Extra items as on31/12/2023 not included in the Estimated Cost (Annexure A)	Rs Nil/-

Yours Faithfully

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

M. D. PADOLE
ARCHITECT / ENGINEER
N.I.T. L.S. NO. 2090
N.M.C.L.S. NO. L-447

Agreed and Accepted by
Empower Infrastructure
Proprietor
Manoj R. Kakde
31/12/2023

*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)