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

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: 30/09/2023

To
The **KDR BULDERS**
Amar Vatica Block No. 72, Zal's Compound Mount Road
Sadar Nagpur. 440001

Subject: Certificate of Cost Incurred for Development of **"KDR ROYALE"**having MahaRERA Registered No **P50500049653** (only applicable after project Registration)being Developed by **KDR BULDERS** Situated On Land Bearing Kh.No. 151/2plot No. 2(North Part),City Survey No. 403,Sheet No. 330a/108,Corporation House No. 2829/A,Ward No. 57 Situated At Shende Nagar ,Mouza Nari Nagpur District 440026

Sir,

1. I **Mahesh Padole** have undertakenassignment of certifying Estimated Cost for **"KDR ROYALE"** having MahaRERA Registration number **P50500049653** (only applicable after project Registration) being developed by **KDR BULDERS**

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 completionof the aforesaid project under reference as **Rs. 4,80,00,000/-** (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. 3,12,00,000/-** (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. 1,68,00,000/-** (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 ""KDR ROYALE" (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 on 30/12/2022.	**Rs.4,80,00,000/-**
2	Cost incurred as on30/09/2023 (based on the Estimated cost)	**Rs. 3,12,00,000/-**
3	Work done in Percentage (as Percentage of the Estimated cost)	65%
4	Balance Cost to be Incurred (Based on Estimated cost)	Rs. **1,68,00,000/-**
5	Cost Incurred on Additional/ Extra itemsnot 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 30/12/2022.	**Rs.4,80,00,000/-**
2	Cost incurred as on 30/09/2023 (based on the Estimated cost)	**Rs. 3,12,00,000/-**
3	Work done in Percentage (as Percentage of the Estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated cost)	Rs. **1,68,00,000/-**
5	Cost Incurred on Additional/ Extra items as on 30/09/2023 not included in the Estimated Cost (Annexure A)	Rs Nil/

Yours Faithfully

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

MAHESH PADOLE
(License No. N.I.T.2090)
Agreed & Accepted By:
M/s KDR BUILDERS:
KDR BUILDERS
Mr. Kulvinder Singh Dhillon
PARTNER
Partner

KDR BUILDERS
Mr. Raj Goverdhan Sakhare
Partner.
KDR BUILDERS
PARTNER

KDR BULDERS
Date: 30/09/2023

Mr. Digvijayant Wasudeo Tundam.
Partner.

Note

1. The scope of work is to complete Real Estate Project as per drawings approved from time to time as per specification mentioned in agreement of sale.
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 in the office of engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. (**) balance cost to be incurred (4) may vary from difference between total estimated cost (1) and actual cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an estimated cost , any deviation in quantity required for development of real estate project will result in amendment of the cost incurred / to be incurred.
4. All components of work with specification are indicative and not exhaustive.
5. Please specify if there are any deviation / qualifications.Example:Any deviation in input material used from specifications in agreement of sale.

Table C

List of Extra / Additional / Deleted Items considered in Cost
(whichwhere not part of the original Estimate of Total Cost)

Sr. no	List of Extra / Additional / Deleted Items	Amount (In Rs)
1		
2		