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

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

The **Royal Buildon,**
Flat No. 101,Maroti Apartment
New Prerna Nagar ,Katol Road Nagpur-440013.

Subject: Certificate of Percentage of Completion of Construction Work of **One (1)** No. of Building(s)/--Wing(s) of the **Single** Phase of the Project [MahaRERA Registration Number **P50500051087**] situated on the Plot bearing C.N. No /CTS No. 67 /City Survey no.660/1 **Final Plot no 1** demarcated by its boundaries (latitude and longitude of the end points) Plot No. 2&3 to the North, Govt.Share to the South, 9.00 Mt. Road to the East, Prerna Nagar Society to the West, Division- West Village-Borgaon , Taluka-Nagpur, District-Nagpur, PIN 440013 admeasuring 2324.981 sq.mts. area being developed by **Royal Buildcon** (Proprietor firm)

Ref: MahaRERA Registration Number P50500051087

Sir,

I/~~We~~ Mahesh Padole have undertaken assignment as Architect/~~licensed Surveyor~~ of certifying Percentage of Completion of Construction Work of One (1) No. of Building(s)/--Wing(s) of the Single Phase of the Project [MahaRERA Registration Number **P50500051087**] situated on the Plot bearing C.N. No /CTS No. 67 /City Survey no.660/1 Final Plot 1, Division-West Village-Nagpur, Taluka-Nagpur, District-Nagpur, PIN 440013 admeasuring 2324.981 sq.mts. area being developed by The Royal Buildon,

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 as Structural Consultant
   (iii) ~~M/s~~/Shri/~~Smt~~ Krishna Mandlik as MEP Consultant
   (iv) ~~M/s~~ /Shri /~~Smt~~ sanjay Choudhari as Site Supervisor

1. 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 Mahesh 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.

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 25,00,00,000.00 (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 NIT/NMC being the planning Authority under whose jurisdiction the aforesaid project is being Implemented.

3. The Estimated cost Incurred till date is calculated at Rs. 2,30,00,000.00 (Total of table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

4. 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 NIT/NMC (Planning Authority) is estimated at Rs.22,70,00,000.00 (Total of table A and B).

5. 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 bearing Number called **Royal Height**
(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 on04/03/2023 Date of registration is	Rs. 25,00,00,000.00
2	Cost incurred as on30/9/2023 (based on the Estimated cost)	Rs. 2,30,00,000.00
3	Work done in Percentage (às Percentage of the Estimated cost)	9.2 %
4	Balance Cost to be Incurred (Based on Estimated cost)	Rs.22,70,00,000.00
5	Cost Incurred on Additional/ Extra items as on 4/03/2023 not included in the Estimated Cost (Annexure A)	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 _____ date of Registration is	Rs. 25,00,00,000.00
2	Cost incurred as on30 /09/2023(based on the Estimated cost)	Rs. 2,30,00,000.00
3	Work done in Percentage (as Percentage of the Estimated cost)	9.2%
4	Balance Cost to be Incurred (Based on Estimated cost)	Rs.22,70,00,000.00
5	Cost Incurred on Additional/ Extra items as on_____ not included in the Estimated Cost (Annexure A)	NA

Yours Faithfully,

Signature of Engineer
(License No2090)

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

1.298 The Maharashtra Real Estate Regulatory Authority (General) Regulations 2017

*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)