RAMDAS V WAGH
(BE Civil)
H. No. 501, Near Sangh Building, Mahal Nagpur
8888848959

FORM-2
[See Regulation 31]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration or Ongoing Project and for withdrawal of Money from Designated Account — Project Wise)

Date: 30/09/2024

To,

Mr. Ishwar Mahakalkar & Mr. Arun Mahakalkar

Nagpur

Subject : Certificate of Cost Incurred for Development of **B.K. Mahakalkar Land Developers & Builders** at Khasra / Survey No.27, having an area of 1.36 Hectors (OR 3.36 Acres), Land Revenue Rs.3.37/- yearly held in Class-1 Rights of Mouza BHILGAON, having Maha RERA Registration Number P50500051862 being developed by Mr. Ishwar Mahakalkar & Mr. Arun Mahakalkar

Sir,

I/We Ramdas Wagh have undertaken assignment of certifying Acutal and Estimated Cost for B.K. Mahakalkar Land Developers & Builders having Maha RERA Registration Number P50500051862 being developed by Mr. Ishwar Mahakalkar & Mr. Arun Mahakalkar.

I/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 specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings/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 the 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.

I/We estimate Total Estimated Cost of completion of the aforesaid project under reference at the **Rs. 136,00,000 /-** (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 for the purpose of obtaining occupation certificate / completion certificate for the Building(s) / Wing(s) Layout /Plotted Development from the Nagpur

Ramdas Wagh
Licence No. (CA/HYD) M. 4085

Scanned with OKEN Scanner

Metropolitan Region Development Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

The Estimated Cost Incurred till date is calculated at Rs. 87,00,000 /- (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..

The Balance Cost of Completion of the Civil, MEP and Allied works tar completion of the apartments and proportionate completion of internal & external works. as per specifications mentioned in agreement or sale, of the Project is estimated at Rs. 49,00,000 /- (Total of Table A and B).

I certify that the Cost of the Civil, MEP and allied work tor the apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date or this certificate is as given in Table A and B below:

TABLE A -NA

Building /Wing / Layout / Plotted Development bearing Number_____or called _____

(to be prepared separately for each Building / Wing / Layout "Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amount In Rs.
1.	Total Estimated Cost of the Building/Wing / Layout Plotted Development as on date of Registration is	
2.	Cost incurred as on date of certificate	
3.	Work done in Percentage (as Percentage of the estimated cost)	
4.	Balance Cost to be (Based on Estimated Cost)	
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table —C)	

TABLE B

Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amount (In Rs.lacs)
1.	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	136.00
2.	Cost incurred as on date of certificate	87.00
3.	Work done in Percentage (as Percentage of the estimated	63.97
4.	Balance Cost to be Incurred Based on Estimated Cost)	49.00
5.	Cost Incurred on Additional! Extra Items not included in the Estimated cost (Table -C)	NA

Ramdas Web Liasense No. ICI(HYD) M. 4085

Scanned with OKEN Scanner

Table C

List of Extra/Additional/ Deleted Items considered in Cost

(which were not part of the original Estimate of Total Cost)

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

Yours Faithfully,

Ramdas Wagh

B.E.CIVIL

Signature & Name (IN BLOCK LETTERS) with stamp of Engineer

[Not Less than Bachelor's Degree Holder or equivalent as per Section 2(u) of the Act]

Local Authority license no. 2638

Agreed and Accepted by:

Signature of Promoter

Name: Mr. Ishwar mahakalkar

Date: 30/09/2024

Scanned with OKEN Scanner