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**M. R. SHELOTE
& ASSOCIATES**

ARCHITECTURAL CONSULTANT & STRUCTURAL DESIGNERS

**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 : 12/04/2024

To,

The ARIK BUILDERS AND DEVELOPERS

Plot No. 207, Block No. 6, Ground Floor,

Hani Lisa Apartment, Lakadganj layout,

Near Chapru Nagar Square, Nagpur – 440 008.

Subject : Certificate of Cost Incurred for Development of **Arik Park** for Development of the **Ganesh J. Pardhi** in his individual Capacity as well as Proprietor of **Arik Builders and Developers** MahaRERA Registration Number **P50500053609**, being developed by **Ganesh J. Pardhi** in his individual Capacity as well as Proprietor of **Arik Builders and Developers**.

Sir,

1. I **Madhukar R. Shelote** have undertaken assignment of certifying Estimated Cost for **Arik Park** having MahaRERA Registration Number **P50500053609** being developed by **Ganesh J. Pardhi** in his individual Capacity as well as Proprietor of **Arik Builders and Developers**.
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 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 M. R. Shelote Quantity Surveyor

appointed by Developer/Engineer, the assumption of the cost of material, labour and the site inspection carried out by us to ascertain / confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 5,90,78,702.00**(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 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 Layout/ Plotted Development from the **Arik Park** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 1,25,95,662.00** (Total of Table A & 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 apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the Project is estimated at **Rs. 4,64,83,040.00** (Total of Table A & 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 a given in Table A and B below:

TABLE A

Layout/ Plotted Development bearing Number ____ or called **Arik Park**
(to be prepared separately for each 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 Incurred (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.)
1.	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	5,90,78,702.00
2.	Cost incurred as on date of certificate	1,25,95,662.00
3.	Work done in Percentage (as Percentage of the estimated cost)	21.32%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	4,64,83,040.00
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	

Yours Faithfully,

M. R. Shelote
M. R. SHELOTE
 ARCHITECTURAL CONSULTANT
 & STRUCTURAL DESIGNER
 L. S. No. NIT-486, NMRDA-389
 NMC-NMO/R/2021/APL/01349
 STATE-STATE/R/2022/APL/04132

Signature

Madhukar R. Shelote (Local Authority License No. _____)

Agreed and Accepted by:

Arik Builders and Developers

Ganesh J. Pardhi
ARIK BUILDERS AND DEVELOPERS
Signature of Promoter

Name : Ganesh J. Pardhi**Date : PROPRIETOR**

Note :

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications 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 surveyor 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 the Real Estate Project will result in amendment of the cost incurred/ to be incurred.
4. All components of work with specifications are indicative and not exhaustive.
5. Please specify if there are any deviations/qualifications. Example: Any deviations in input material used form specifications in agreement of sale.

Table C

List of Extra/Additional/Deleted Items considered in Cost
(Which were not part of the original Estimated of Total Cost)

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