VISTAAR

Architect,Planner,Landscape Architect,Interior Designer,Cover Valuer

Vistaar Heights, 4th floor, Plot No.146-151, Opp. Shree Gajanan Maharaj Mandir,

Zenda Chowk, Dharampeth, NAGPUR-10.

M.NO.-9422103220.

Date: 31/12/2024

ENGINEER'S CERTIFICATE

To,
M/s.Inches Realities Through Partner
1) Amit V.Marawar
2) Suhas A Domade
B 23,Shri Ganesh Apartment,Kotwal Nagar,Ring Road,Nagpur.

Subject : Certificate of Percentage of Completion of Construction Work of **Residential Building** ,No. of Building(s)/**1**, of the Project situated on the Plot bearing C.N. No/CTS No./ Final Plot no**: land**, Survey no.**22/1/A ,** demarcated by its boundaries village- **Beltarodi,** taluka- **Nagpur (Gramin)** , District- **Nagpur**, admeasuring=**2700.00 sq.mts.**

Sir,
I Ar.C.D.Giripunje have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of **Residential Building** ,No. of Building(s)/**1**, of the Project situated on the Plot bearing C.N. No/CTS No./ Final Plot no**: land**, Survey no.**22/1/A ,** demarcated by its boundaries village- **Beltarodi,** taluka- **Nagpur (Gramin)** , District- **Nagpur**, admeasuring=**2700.00 sq.mts.**

1. Following technical professionals are appointed by Owner / Promoter :-

(i) Shri **Ar.C.D.Giripunje** as Architect ;

(ii) Shri. **Nikhil Gangamwar** as Structural Consultant

(iii) Shri **Yash Uttarwar** as Site Engineer

(iv) Shri. **Raju Badwaik** 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 Developers and consultants and the schedule of items and quantity for the entire work as calculated by the schedule of items and quantity for the entire work as calculated by **Nikhil Gangamwar** quantity

Surveyor 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. 17,10,00,350/-** (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 **Nagpur Metropolitan Region Development Authority** being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated Cost Incurred till date is calculated at **Rs.** 2,65,26,380/- (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 **Nagpur Metropolitan Region Development Authority** (Planning Authority) is estimated **Rs.** 14,44,73,970/- (Total of Table A and B)

6. I certify that the cost of Civil, MEP and allied works for the aforesaid project is completed on the date of this certificate is given in table B below :
(to be prepared for the entire registered phase of the Real Estate Project)

Table B

Sr.no.	Particulars	Amounts
1.	Total estimated cost of the Internal And External development works including Amenities and facilities in the layout as on 30/09/24 date of registration	17,10,00,350/-
2.	Cost incurred as on 31/12/2024 (based on Estimated cost)	2,65,26,380/-
3.	Work done in Percentage (as Percentage of Estimated Cost)	15.51%
4.	Balance Cost to be Incurred (based on estimated cost)	14,44,73,970/-
5.	Cost Incurred on Additional/Extra Items As on ----- not included in the estimated cost (Annexure A)	Nil

Yours Faithfully

Signature & Name of Architect

ARCHITECT
C.D. Gripunje
C.A./2001/27832
N.I.T. No.1321
M.C. No.R-198

Indhes Realities
Nagpur