

FORM-2
ENGINEER'S CERTIFICATE

Date: 03.04.2023

To
M/s ARCHWAY PROPERTIES
Office No. 10, Agarkar Bhavan
L.B.S. road.
Pune 411 030

Subject: Certificate of Cost Incurred for Development of Construction work of 1 building(s) of the project **Civcon Residency**, having **MahaRERA Registration Number : (P52100049996)** being developed by **M/s ARCHWAY PROPERTIES**

Sir,

1. We, M/s Kalpak Constructions, have undertaken assignment of certifying Estimated Cost for the Project '**Civcon Residency**' having **MahaRERA Registration Number : P52100049996**, being developed by **M/s ARCHWAY PROPERTIES**

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 Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Mr. Niranjn Jog and his staff, 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 **₹. 7,31,05,500 /-** (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) r Layout /Plotted Development from the **PMC, Pune** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till **31.03.2023** is calculated at **₹. 34,00,000 /-** (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 apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the Project is estimated at **₹. 6,97,04,500 /-** (Total of Table A and B)

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate completion of 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
RESIDENTIAL BUILDING (P+7)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 20.01.2023	<u>₹. 6,99,29,000 /-</u>
2	Cost incurred as on 31.03.2023 (based on the Estimated cost)	<u>₹ 34,00,000/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>4.86%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>₹. 6,65,29,000 /-</u>
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	-

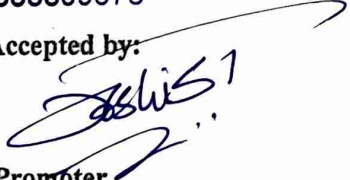
TABLE B
For Development Work

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 20.01.2023	<u>₹. 31,75,500 /-</u>
2	Cost incurred as on 31.03.2023 (based on the Estimated cost)	<u>₹. 0.00/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>0.00%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>₹. 31,75,500 /-</u>
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	-

Yours Faithfully


Niranjan A. Jog
Licenced Engineer
PMC LIC No. 829
1153, Sadashiv Peth,
Pune - 411 030
Mob:- 8888809678

Agreed and Accepted by:


Signature of Promoter
Name: **Mr Sameer Joshi**
Date: **03/04/2023**

* 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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
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. The estimated cost does not include consultants professional fees appointed for the said project.
6. Estimate is based on submission plan given by architect for the total plot potential.

