

ANANDKUMAR REVADKAR

Civil Engineer

License no.REG/PMC/STE/2143/19

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FORM 2

ENGINEER CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of

Money from Designated Account-Building/Wing wise)

Date: 9/11/2021

To

KANIFNATH REALITY

Undri City Center, Office No. 203-204,

Sr. No. 05, Near Bishops School,

Undri, Pune-411060

Subject: Certificate of cost Incurred for development of Archana Paradise Phase II- A wing for construction of Building(S)/ "A" Wing(s) situated on the Plot bearing C.N. No/CTS No./Survey no./ Final Plot no. 39/08, near Vibgyor School , NIBM Annex, Mohammadwadi, Pune - 411060 demarcated by its boundaries Adjusant plot sr. no. 40(P) to the North, Adjusant plot sr. no. 39(P) to the South, Adjusant Nala and Remaining Area 39(P) to the East, 15 M wide road to the West of Division Mohammadwadi Village Mohammadwadi, taluka Haveli, District Pune Pin-411060 admeasuring 4600 sq.mts area being developed by Kanifnath Reality.

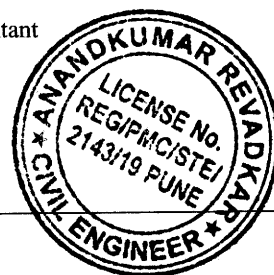
Ref: RERA Registration Number NA

Sir,

We Ananad Revadkar have undertaken assignment of certifying estimated cost for the subject real estate project proposed to be registered under RERA, being Archana Paradise Phase II building(s)/ "A" wing(s) situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot no. 39/08, near Vibgyor School , NIBM Annex, Mohammadwadi, Pune - 411060 demarcated by its boundaries Adjusant plot sr. no. 40(P) to the North, Adjusant plot sr. no. 39(P) to the South, Adjusant Nala and Remaining Area 39(P), to the East 15 M wide road to the West of Division Mohammadwadi Village Mohammadwadi, Taluka -Haveli, District Pune Pin-411060 admeasuring 4600 sq.mts area being developed by Kanifnath Reality.

Following technical professionals are appointed by Owner / Promoter:-

- (I) M/s Shri/Smt Cubix architects as L.S. / Architect ;
- (ii) M/s /Shri / Smt Structure Vision as Structural Consultant
- (iii) M/s /Shri / Smt Prime Consultant Pvt. Ltd. as Plumbing Consultant
- (iv) M/s /Shri / Smt Vinod Electrical Consultant & Design Work as Electrical Consultant
- (v) M/s /Shri / Smt Crafttech Fire Solutions as Fire fighting Consultant
- (vi) M/s /Shri / Sm Ravi Kademani 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 item and quantity for the entire work as calculated by Mr. Ananad Revadkar 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.
2. We estimate Total estimated cost of completion of the “A” building(s) of the aforesaid project under reference as Rs. **13, 24, 15,048/- Cr.** 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 buildings from the **PMC** 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, 51,460/-**. 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 “A” buildings of the subject project to of time occupation certificate/completion certificate from **PMC** planning authority is estimated at Rs. **13,21,63,588/-**.
5. I certify that the cost of the civil, MEP and allied work for the afore said project as completed on the date of this certificate is as given in table A & B below.

Table A

Building/wing bearing Number “A” of said project **Archana Paradise.Phase II**
(To be prepared separately for each building/wing of the real estate project.)

Sr. No.	Particulars	Amount
1	Total Estimated cost of the building/wing as on 9 Nov 2021 date of registration is	Rs. 13,24,15,048/-
2	Cost incurred as on 9 Nov 2021 (based on the Estimated cost)	Rs. 2,51,460/-
3	Work done in percentage (as percentage of the estimated cost)	0.001 %
4	Balance cost to be incurred (Based on Estimated cost)	Rs. 13,21,63,588/-
5	Cost incurred on Additional / Extra Items as on 9 Nov 2021 not included in the Estimated Cost (Annexure A)	

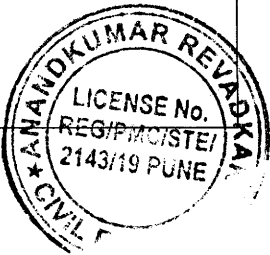


Table B

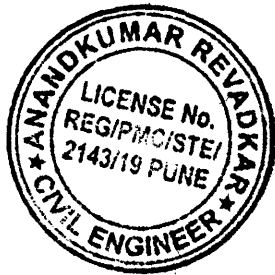
(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Internal and external development work including amenities and facilities in the layout as on 9 Nov 2021.	Rs. 7,47,50000/-
2	Cost incurred as on 9 Nov 2021 (based on the Estimated cost)	Rs. 00/-
3	Work done in percentage (as percentage of the estimated cost)	% 00%
4	Balance cost to be incurred (Based on Estimated cost)	Rs. 7,47,50000/-
5	Cost incurred on Additional / Extra Items as on 9 Nov 2021 not included in the Estimated Cost (Annexure A)	Rs. 00/-

Your's Faithfully



Signature Engineer



*Note –

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to 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 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 (*).
3. The estimated cost includes all labor, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost any deviation in quantity required for the development of the real estate project will result in amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of extra/ additional items executed with cost

(Which are not parts of the original Estimate of the total cost).