

April 22 To June 22

Suhas Gudodagi.

D.C.E.(Civil)

AIR CASTLES,G-604

Marunji Road,Hinjewadi,

Mulshi, Pune 411057

Contact :9168007222

Email : suhas.g@anpcorp.in

Annexure – B

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)

To,

Date: 15.07.2022

The Five Star Construction Company.

202,ANP ONE-Royal Spaces, Balewadi High-Street,

S.No.109(P) Baner,Pune.45

Subject: Certificate of Cost Incurred for Development of “**ANP RETREAT**” for Construction of “**A,B buildings**”/ Wing(s) of the **ANP RETREAT** (MahaRERA Registration Number **P52100034557**) situated on the Plot bearing **SURVEY NO.90(P),115/4/5/1,115/4/5/2 At Wakad, Mulshi, Pune.** demarcated by its boundaries (latitude and longitude of the end points)is as follows:

To the North: 18 36 10.26 N 73 44 51.65 E

To the South: 18 36 07.33 N 73 44 50.48 E

To the East : 18 36 09.92 N 73 44 53.08 E

To the West: 18 36 09.47 N 73 44 50.16 E

Of Division Pune village Wakad, taluka Mulshi District Pune. PIN 411057. Proposed project/phase Land area Admeasuring 3,550 sq.mts & total Construction area admeasuring 14,714.72.Sq.M. (of ANP RETREAT) being developed by Five Star Construction Company

Sir,

I, **Suhas Gudodagi** have undertaken assignment of certifying Estimated Cost for the Building “**A,B Building(s)**”/ Wing(s) of the “**ANP RETREAT**” having MahaRERA Registration Number **P52100034557**) (Only Applicable after project Registration being developed by Five Star Construction company)

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 **Mrs.Shubhangi Pachlag**, quantity Surveyor* appointed by Developer / Engineer, and



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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.

We estimate Total Estimated Cost of completion of the aforesaid project under reference as the **Rs.41, 29, 61,351/-(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 internal & external works, as per specifications mentioned in agreement of sale and for the the purpose of obtaining occupation certificate / completion certificate for the building(s) / wings(s) Layout / plotted Development from the PCMC, Pune being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

The Estimated Cost Incurred till date is calculated at **Rs. 1, 59, 30,000 /-(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 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.39,70,31,351 /-(Total of Table A and B)**.

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

TABLE A

1.Building /Wing bearing Number "A"Of ANP RETREAT

(A Building Construction Area : 79,194.65 Sq.ft.)

Sr.No	Particulars	Amounts(In Rs.)
1	Total Estimated cost of the "A"building/wing As on 30.06.2022 date of Registration is	15,85,61,194
2	Cost incurred as on 30.06.2022 (based on the Estimated cost)	7,15,000
3	Work done in Percentage (as Percentage of the estimated cost)	0.45%
4	Balance Cost to be Incurred (Based on Estimated Cost)	15,78,46,194
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table - C)	--NO--

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2. Building /Wing bearing Number "B" Of ANP RETREAT

(B Building Construction Area : 79,194.65 Sq.ft.)

Sr.No	Particulars	Amounts (In Rs.)
1	Total Estimated cost of the "A"building/wing As on 30.06.2022 date of Registration is	15,85,61,194
2	Cost incurred as on 30.06.2022 (based on the Estimated cost)	7,15,000
3	Work done in Percentage (as Percentage of the estimated cost)	0.45%
4	Balance Cost to be Incurred (Based on Estimated Cost)	15,78,46,194
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table - C)	--NO--

TABLE B

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

Sr.No	Particulars	Amounts (In Rs.
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30.06.2022date of Registration is	9,58,38,963
2	Cost incurred as on 30.06.2022 (based on the Estimated cost)	1,45,00,000
3	Work done in Percentage (as Percentage of the estimated cost)	15.13%
4	Balance Cost to be Incurred (Based on Estimated Cost)	8,13,38,963
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table - C)	--NO--

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TABLE C

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

Sr.No	Particulars	Amounts (In Rs.)
1	-----	NIL
2	-----	NIL

Yours Faithfully

Signature & Name


Suhas Gudodagi .

With Stamp of Engineer

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

Local authority licence no.



Agreed And Accepted By:

Partner

Signature of Promoter Name: Sunil H Adwani.

Date: 15-07-2022