

FORM - 2

ENGINEER'S CERTIFICATE

Date: 24th July, 2023.

To
Arkade Developers Pvt. Ltd.,
Arkade House, 2nd Floor,
Opp. Bhoomi – Arkade Building,
Next to Children's Academy School,
AS Marg, Ashok Nagar,
Kandivli (East),
Mumbai – 400101.

Subject: Certificate of Cost Incurred for proposed development of “**ARKADE NEST**” having 1 No. of Building with Wing A, Wing B, Wing C, Wing D, Wing E & Wing F [MahaRERA Registration Number P51800050953] situated on Plot Bearing CTS No.704 of Village Nahur, Mulund, Asha Nagar, Mulund West, Mumbai – 400080, situated in T Ward admeasuring 25,616 Sqmtr area being developed by Arkade Developers Pvt. Ltd.

Sir,

1. I/ We Jignesh M. Patel have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, for proposed development “**ARKADE NEST**” having 1 No. of Building with Wing A, Wing B, Wing C, Wing D, Wing E & Wing F [MahaRERA Registration Number P51800050953] situated on Plot Bearing CTS No.704 of Village Nahur, Mulund, Asha Nagar, Mulund West, Mumbai – 400080, situated in T Ward admeasuring 25,616 Sqmtr area being developed by Arkade Developers Pvt. Ltd.

2. I/ We have estimated the cost of Civil, MEP & Allied Works required for Completion of the Building(s) 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 and Consultants and the Schedule of items and quantity for the entire work as calculated by us 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. 251,98,36,411/-** (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

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purpose of obtaining occupation certificate / completion certificate for the building(s) from the Municipal Corporation of Greater Mumbai being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. NIL /-** (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 Municipal Corporation of Greater Mumbai (planning Authority) is estimated at **Rs. 251,98,36,411/-** (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE A

(For Wing A)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Project as on 17/02/2023 before Registration	Rs. 38,11,37,832/-
2	Cost incurred as on 30/06/2023 (Based on the Estimated cost)	Rs. NIL /-
3	Work done in Percentage (As Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 38,11,37,832/-
5	Cost Incurred on Additional /Extra Items as on 30/06/2023 not included in the Estimated Cost (Table C)	Rs. 0.00/-

TABLE A

(For Wing B)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Project as on 17/02/2023 before Registration	Rs. 38,05,62,000/-

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2	Cost incurred as on 30/06/2023 (Based on the Estimated cost)	Rs. NIL /-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 38,05,62,000/-
5	Cost Incurred on Additional /Extra Items as on 30/06/2023 not included in the Estimated Cost (Table C)	Rs. 0.00/-

TABLE A

(For Wing C)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Project as on 17/02/2023 before Registration	Rs. 39,58,93,515/-
2	Cost incurred as on 30/06/2023 (Based on the Estimated cost)	Rs. NIL /-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 39,58,93,515/-
5	Cost Incurred on Additional /Extra Items as on 30/06/2023 not included in the Estimated Cost (Table C)	Rs. 0.00/-

TABLE A

(For Wing D)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Project as on 17/02/2023 before Registration	Rs. 33,95,76,342/-
2	Cost incurred as on 30/06/2023 (Based on the Estimated cost)	Rs. NIL /-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 33,95,76,342/-

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5	Cost Incurred on Additional /Extra Items as on 30/06/2023 not included in the Estimated Cost (Table C)	Rs. 0.00/-
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TABLE A

(For Wing E)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Project as on 17/02/2023 before Registration	Rs. 35,22,58,185/-
2	Cost incurred as on 30/06/2023 (Based on the Estimated cost)	Rs. NIL /-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 35,22,58,185/-
5	Cost Incurred on Additional /Extra Items as on 30/06/2023 not included in the Estimated Cost (Table C)	Rs. 0.00/-

TABLE A

(For Wing F)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Project as on 17/02/2023 before Registration	Rs. 31,97,63,502/-
2	Cost incurred as on 30/06/2023 (Based on the Estimated cost)	Rs. NIL /-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 31,97,63,502/-
5	Cost Incurred on Additional /Extra Items as on 30/06/2023 not included in the Estimated Cost (Table C)	Rs. 0.00/-

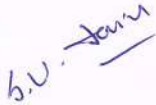
JIGNESH MOHAN PATEL**D.C.E. & B.E. CIVIL.****CIVIL ENGINEER.****TABLE B**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout on 17/02/2023 2022 before Registration is	Rs. 35,06,45,035/-
2	Cost incurred as on 30/06/2023 (Based on the Estimated cost)	Rs. NIL
3	Work done in Percentage (As Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 35,06,45,035/-
5	Cost Incurred on Additional /Extra Items as on 30/06/2023 not included in the Estimated Cost (Table C)	Rs. 0.00/-

Yours Faithfully

**JIGNESH MOHAN PATEL.****D.C.E.; B.E. CIVIL.**

Agreed & Accepted By

**SANDEEP U. JAIN.****DIRECTOR.****ARKADE DEVELOPERS PVT. LTD.****Table C**

List of Extra / Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)

Sr. No.	List of Extra/ Additional/ Deletion Items	Amounts (In Rs.)
1.	NIL	NIL
2.	NIL	NIL