

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

**(To be submitted at the time of Registration of Ongoing Project and for withdrawal of
Money from Designated Account- Project wise)**

Date: 7/12/17

To
ARC PUKHRAJ DEVELOPERS LLP
3, AMARPARK APTS, SHIROLE ROAD
1205/2/1 SHIVAJI NAGAR, PUNE 411004

SUBJECT: Certificate of Cost Incurred for development of work of Arc Pukhraj situated on the Plot Bearing S.No.35/1A/2, 35/1A,18 and 36/2B/5, Mundhwa, Keshavnagar, Near Renuka Mata Mandhir, Pune 411036 by its boundaries are: as on or towards East: By Part of S.No.35/2, On or towards South: By Private Plot No.2 out of old S.Nos. 35/1A/1/2, 35/1A/4 and 36/2A/2B+2A/2A, on or towards West: By Private Plot No.21 out of old S.Nos. 36/2B/1/1A/3, 36/2A/1A & 36/2B/2A/1, On ot wards North : By Road, Village Mundhwa, Taluka Haveli Dist. Pune Pin 411036 admeasuring 4300 Sq.Mtrs. are being developed by Arc Pukhraj Developers LLP.

Ref: MahaRERA Registration Number P52100005584

Sir,

I, Niraj Sanklecha, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Arc Pukhraj Building(s)/ situated on the plot bearing C.N. No/CTS No./Survey no./ S.No.35/1A/2, 35/1A,18 and 36/2B/5, Mundhwa, Keshavnagar, Near Renuka Mata Mandhir, Pune 411036 admeasuring 4 3 0 0 sq.mts. area being developed by [Owner/Promoter]

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

- (i) Shri. Prakash Kanhekar as Architect
- (ii) G.A.Bhilare as Structural Consultant
- (iii) MEP Systems Solutions as MEP Consultant
- (iv) M/s Nivcon Projects Pvt Ltd, as Project Management Consultant/Quantity Surveyor *



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 Sunil Singhal 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_ 15,81,01,049 (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 the _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 12,66,18,683 (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 _____ (planning Authority) is estimated at Rs 3,14,82,366 (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

Building /Wing bearing Number ____ or called Arc Pukhraj
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Cost estimated	Rs 14,88,51,049

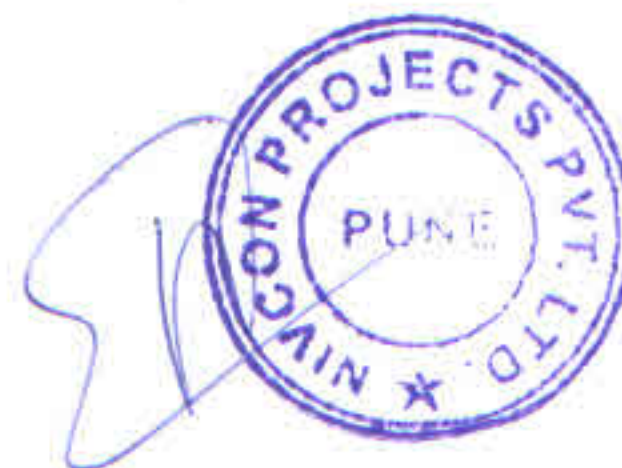


2	Cost incurred as on 30/9/17 (based on the Estimated cost)	Rs. 12,35,51,183
3	Work done in Percentage (as Percentage of the estimated cost)	85%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 2,52,99,866
5	Cost Incurred on Additional /Extra Items as on 30/9/17 not included in the Estimated Cost (Annexure A)	NA

TABLE B

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30/9/17 date of Registration is	Rs. 92,50,000 /-
2	Cost incurred as on 30/9/17_ (based on the Estimated cost)	Rs. 30,67,500 /-
3	Work done in Percentage (as Percentage of the estimated cost)	34 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 61,82,500
5	Cost Incurred on Additional /Extra Items as on 30/9/17 not included in the Estimated Cost (Annexure A)	Rs. NA



Yours Faithfully



Signature of Engineer

(Licence No.....)



*** Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from 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 marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. 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.
5. All components of work with specifications are indicative and not exhaustive.

Annexure A

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