

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of ongoing project & for withdrawal of money from Designated Account- project wise)

Date: 19-07-2024

To

M/s. Arti Properties Pvt. Ltd.

S No 18+19 (Part), Opposite Talab Factory,
Kondhwa Budruk, Pune – 411048

Subject: Certificate of cost Incurred for “**HM Royal**” Proposed Residential and Commercial project comprises Wing - 3 Building 3B, 3C, 3D & Wing – 5 Building 5A, 5C of the “**HM Royal**” Project at plot bearing S. No 18, H.No. 2/2+3+ 4A to 4E, S. No 19, H No 9, 10, 11, 13, 14, 15, 21, 22, 23 demarcated by its boundaries (18°27'47.1"N and 73°53'34.0"E of the end points) S No 17 part, S No 18 part, S No 19 part to the North, S No 18 part to the South, S No 19 part to the East 40 m Wide DP Road to the West, of Village: Kondhwa – Bdk, Pune PIN 411048 whereby the land appurtenant thereto measuring **5733.94** SqM is being used for this upcoming project & remaining land 27654.72 SqM is already used for the completed Residential building whose completion certificate is received (1A, 1B, 1C, 1D, 2A, 2B, 2C, 2D, 3A, 4, 5B). Area being developed by;

Arti Properties Pvt Ltd Ref: RERA Registration Number **PSZ100O28047**

Sir,

I **Mr. Sachin S. Pimpalkar**. have undertaken assignment of certifying Estimated cost for of “**HM Royal**” Proposed Residential and Commercial project comprises Wing - 3 Building 3B, 3C, 3D & Wing – 5 Building 5A, 5C of the “**HM Royal**” Project at plot bearing S. No 18, H.No. 2/2+3+ 4A to 4E, S. No 19, H No 9, 10, 11, 13, 14, 15, 21, 22, 23 demarcated by its boundaries (18°27'47.1"N and 73°53'34.0"E of the end points) S No 17 part, S No 18 part, S No 19 part to the North, S No 18 part to the South, S No 19 part to the East 40 m Wide DP Road to the West, of Village: Kondhwa – Bdk, Pune PIN 411048 whereby the land appurtenant thereto measuring **5733.94** SqM is being used for this upcoming project & remaining land 27654.72 SqM is already used for the completed Residential building whose completion certificate is received (1A, 1B, 1C, 1D, 2A, 2B, 2C, 2D, 3A, 4, 5B). Area being developed by; **M/s. Arti Properties Pvt. Ltd, Kondhwa Pune.**

1. Following technical professionals are appointed by

i. M/s Design Architect: RSP Design Consultants (India) Pvt Ltd

ii. M/s Mangesh Gotal(A Design Studio) As an Architect

iii. M/s Arun Gokhale & Associates RCC Consultant

iv. M/s Omkar Construction Total Solutions as Quantity and Estimation Engineer



Omkar Construction

Total Solutions...

Quantity Surveying, Estimation, Billing & Reconciliation, PMC Services

All types of Civil & Interior Works, Renovations of Flats/Bungalows

v. M/s S. N. Joshi Consultants Pvt Ltd MEP Consultants

vi. M/s VK environmental LLP Environmental Consultant

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 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 & consultants and the schedule of items and quantity for the entire work as calculated by **Mr. Sachin Pimpalkar** as 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 Project Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 818,099,029.57** 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 purpose of obtaining occupation certificate/completion certificate for the building from the **PMC** being the planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The estimated cost incurred till date **30.06.24** is calculated at **Rs.626,095,575.14**. 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 of the subject project to obtain occupation certificate/completion certificate from is estimated at **Rs.192,003,454.43**
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 & B below

Yours Faithfully



Signature of Quantity Surveyor

Mr. Sachin S. Pimpalkar.

Omkar Construction**Total Solutions...****Quantity Surveying, Estimation, Billing & Reconciliation, PMC Services****All types of Civil & Interior Works, Renovations of Flats/Bungalows****TABLE A****H M Royal BUILDING (Commercial & Residential) at Kondhwa****(to be prepared separately for each Building /Wing of the Real Estate Project)**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	665,180,390.00
2	Cost incurred as on 30.06.24 (based on the Estimated cost)	495,690,587.66
3	Work done in Percentage (as Percentage of the estimated cost)	74.52%
4	Balance Cost to be Incurred (Based on Estimated Cost)	169,489,802.34
5	Cost Incurred on Additional /Extra Items as on 30.06.24 not included in the Estimated Cost (Annexure A)	Nil

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 date of Registration.	152,918,639.57
2	Cost incurred as on 30.06.24 (based on the Estimated cost)	130,404,987.47
3	Work done in Percentage (as Percentage of the estimated cost)	85%
4	Balance Cost to be Incurred (Based on Estimated Cost)	22,513,652.09
5	Cost Incurred on Additional /Extra Items as on 30.06.24 not included in the Estimated Cost (Annexure A)	Nil

Yours Faithfully

Signature of Engineer
(Licence No.)