

CHANDRAKANT DESHPANDE

Annexure B

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)

Date: 31.03.2025

To,
Avior Merlin Ventures LLP,
DS No. 4 & 5,
Soba Savera Society,
Nr. Chintamani Hospital,
Opp. Abasaheb Bibwe School,
Pune – 411037.

Subject: Certificate of Cost Incurred for Development of – ‘**Navyangan - Phase - II - C1**’ having MahaRERA Registration Number **P52100016149** being developed by **Avior Merlin Ventures LLP**.

Sir,

1. I/We **Chandrakant Deshpande** have undertaken assignment of certifying Estimated Cost for ‘**Navyangan - Phase - II - C1**’ having MahaRERA Registration Number **P52100016149** only applicable after project Registration being developed by **Avior Merlin Ventures LLP**.
2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications 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/ Consultants. The schedule of items and quantity required for the entire work as calculated by **Building Infrastructure Costing Solution (BCIS)** Quantity Surveyor appointed by Developer/ Engineer, 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.
3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 25,70,78,400/-** (Total of Table A & B) at the time Registration. The estimated Total Cost of project is with reference to the Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate/ completion certificate for the Building(s)/ Wing(s)/ Layout/ Plotted Development from **PMRDA** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost incurred till date is calculated at **Rs 12,96,10,242/-** (Total of Table A & B). the amount of Estimated Cost incurred is calculated on the basis of input materials/ services used and unit cost of these items.
5. The balance of the cost of completion of the Civil, MEP and Allied works of completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the project is estimated in **Rs. 12,74,68,158/-** (Total of Table A & B).
6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external works, as per specification mentioned in agreement of sale, of aforesaid Project as completed on the date of the certificate is as given in Table A & B below:

TABLE-A

Layout/ Building/ Wing/ Plotted Development bearing **Gat No. – 109 (Pt.), 144 (Pt.), 145, 146, 147, 148, 150, 151, 152, 154, 160, 161, Village – Kasar Amboli, Taluka – Mulshi, Dist. – Pune.** Or called 'Navyangan - Phase - II - C1'

Sr. No. (1)	Tasks / Activity (2)	Amount (In Rs.) (3)
1.	Total Estimated Cost of the Building/ Wing/ Layout /Plotted Development as on date of Registration is	21,69,09,900.00
2.	Cost incurred as on date of certificate	12,96,10,242.00
3.	Work done in Percentage (as Percentage of estimated Cost)	60 %
4.	Balance Cost to be incurred (Based on Estimated Cost)	8,72,99,658.00
5.	Cost incurred on Additional/ Extra items not included in the Estimated Cost (Table-C)	N/A

TABLE-B

Internal and External Development Works in respect of the Registered Phase.

Sr. No. (1)	Tasks / Activity (2)	Amount (In Rs.) (3)
1.	Total Estimated Cost of the Internal & External Development Works including amenities & facilities in the layout as on date of Registration is	4,01,68,500.00
2.	Cost incurred as on date of certificate	0.00
3.	Work done in Percentage (as Percentage of estimated Cost)	0.00
4.	Balance Cost to be incurred (Based on Estimated Cost)	4,01,68,500.00
5.	Cos incurred on Additional/ Extra items not included in the Estimated Cost (Table-C)	0.00

Yours Faithfully,

Signature & Name with Stamp of Engineer

Chandrakant Deshpande

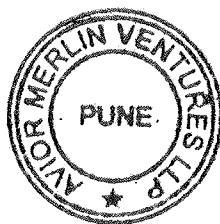
Local Authority License no. _____ (If applicable)

Agreed and Accepted By:

Signature of Promoter

Name: Avior Merlin ventures llp

Date: 31.03.2025



Note:

1. The scope of work is o complete Registered Real Estate Project as per drawings approved from time to time as per specifications mentioned in the agreement of sale.
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 the Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. (**) Balance Cost to be incurred may vary from Difference between Total Estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required/ escalation of cost etc. 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.
4. All components of work with specifications are indicative and not exhaustive.
5. Please specify if there are any deviations/ qualifications. Example: any deviations in input material used from specifications in agreement of sale.

TABLE-C

List of Extra/ Additional/ Deleted Items considered in Cost.

(which were not part of the original Estimate of Total Cost)

Sr. No. (1)	Tasks / Activity (2)	Amount (In Rs.) (3)
1.		
2.		

