

ABHILASH P S B.TECH – CIVIL.

E- 8142/17/EA-2457/KLM DEPT OF URBAN AFFAIRS, GOVT OF KERALA

MAIL: ABHILASHPS@GMAIL.COM

MOB: 8547367281

FORM No. 3

[See Regulation 4(3)]

ENGINEER'S CERTIFICATE

No. ARPL/ALFSP/22/24

Date: 30/10/2024

To,

Artech Realtors Pvt Ltd

Artech House

Thycaud, Thiruvananthapuram.

Sir,

Subject :Certificate of cost incurred for development of Project '**ARTECH LIFESPACES**' , bearing Authority Registration Number K-RERA /PRJ/004/2020 situated in Thiruvananthapuram Corporation being developed by Artech Realtors Private Limited.

I **ABHILASH P S [B.Tech., , CIVIL]** , Sreenilayam KRA E-3 Karumom PO Trivandrum, has undertaken assignment as Engineer for certifying Estimate cost for the above mentioned project on land comprising of Re-survey 398/2-2, 398/2-3 of Block No. 18 in Attipra Village , Thiruvananthapuram Taluk, Thiruvananthapuram District admeasuring 16393.1 sq. meters area, being developed by Artech Realtors Private Limited as per the approved plan.

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on-site construction for the Real Estate Project mentioned above:

1. The following technical professionals (name and address) are appointed by owners/ promoter for the project:–

- i. Mr Dileep as Engineer;
- ii. M/s GEO STRUCTURAL Pvt Ltd as Structural Consultant;
- iii. M/s TRITECH MEP Consultants as MEP Consultant;
- iv. Mr Firoz as Quantity Surveyor

2. We have estimated the cost of completion 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/promoter and Consultants and the schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Developer/Engineer, and the fair assumption of the cost of material, labor and other inputs made by promoters/ developers, and the site inspection carried out by us.

3. We estimate the total cost for completion of the buildings of the afore said project under reference as Rs. 1,91,39,33,500/- (Total of Sl.No.1 in tables A and B) including cost of development of common facilities. The estimated total cost of project is with reference to the civil, MEP and allied works required to be completed for obtaining occupation certificate for the building(s) from the Thiruvananthapuram Corporation under whose jurisdiction the aforesaid project is being implemented.

4. Based on site inspection by undersigned on 28/10/2024 date, the estimated actual cost (construction cost) incurred till date is calculated at Rs 1,67,26,42,196/- (Total of Sl.No. 2 in Tables A and B). The amount of Estimated Cost incurred is calculated based on 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 from the Corporation of Thiruvananthapuram is estimated at Rs. 24,12,91,303/- (total of Sl. No. 4 in Tables A and B).

6. I certify that the cost of civil, MEP and allied work for the aforesaid project as completed on the date of this certificate is as given in Tables A and B below:

Table A

<i>Sl. No.</i>	<i>Particulars</i>	<i>Amounts</i>
1	Total estimated cost of the building/block as on date of building permission from competent Authority (based on the original estimated cost) Registration	Rs. 191,39,33,500/-
2	Cost incurred as on 28/10/2024.date (Based on the actual cost incurred as per records)	Rs.167,26,42,196 /-
3	Value of work done in percentage (as percentage of the estimated cost) (Row2/Row1)*100)	87 %
4	Balance cost to be incurred (Based on estimated cost) (Row1 - Row2)	Rs 24,12,91,303/-
5	Cost incurred on additional/extra items as on 28/10/2024not included in the estimated cost (Table C)	Rs.0

ABHILASH P.S.
TOWNSHIP
28/10/2024

Table B

Internal & external development works in respect of the entire registered phase

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

<i>Sl. No.</i>	<i>Particulars</i>	<i>Amounts</i>
1	Total estimated cost of the internal and external development works including common amenities and facilities in the layout as on date of permission from competent authority (based on the original estimated cost)	-
2	Cost incurred as on <u>28/10/2024</u> (based on the actual cost incurred as per records)	-
3	Work done in percentage (as percentage of the estimated cost) (Row 2/Row1)*100	-
4	Balance cost to be incurred (based on Estimated cost) (Row1-Row2)	-
5	Cost incurred on additional/extra items not included in the estimated cost (Table C)	-

Table- C

No Additional works

Yours Faithfully

Abhilash P S



ABHILASH. P.S
ENGINEER - A
Reg.No: E- 8142 /17/ EA- 2457 /KLM
Department of Urban Affairs
Govt. of Kerala