RUPESH HEMANT NEEM
Lane No. 1,
Hanuman Nagar,
Umari, Akola – 444005. Mobile No. 9284387053.

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 – Project Wise)

Date: 29.01.2025

To,

Shri Sunil Shriram Hatekar
"TORAN",
Near Bharat Vidhyalya Ground,
Tapadia Nagar,
Akola - 444001

Subject: Certificate of Cost Incurred for Development of PAWAN PARK having MahaRERA Registration Number P50100032595 (Only Applicable after project Registration) being developed by Shri Sunil Shriram Hatekar.

Sir,

1. I, Rupesh Hemant Neem have undertaken assignment of certifying Estimating Cost for PAWAN PARK having MahaRERA Regulation Number P50100032595 (Only Applicable after project Registration being developed by Shri Sunil Shriram Hatekar.

2. I, have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of project as per specification mentioned in agreement of sale. My estimated cost calculation is based on the drawings/plans made available to me for the project under reference by the Developer/ Consultants. The Schedule of items and quantity required for the entire work as calculated by me 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 me to ascertain / confirm the above analysis given to me.

3. I, estimate Total Estimated Cost of completion of the aforesaid project under reference at Rs. 27,13,55,000/- (Total of Table A and B) at the time of 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 specification mentioned in agreement of sale and for the purpose of obtaining Occupation certificate / completion certificate for the Building (s) / Wing (s) / Layout / Plotted Development form the Akola Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 27,13,55,000/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials / services used cost of these items.

5. The Balance Cost of Completion of the Civil MEP and Allied works for completion of the apartments and proportionate completion of internal & external works, as per specification mentioned in agreement of sale, of the projects is estimated at Rs. 23,20,05,000/- (Total of Table A and B).

6. I certify that the Cost of the civil, MEP and allied work for the apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale, of the Aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE A

Building /Wing / Layout / Plotted Development bearing Number **1** or called _____ (to be prepared separately for each Building / Wing / Layout / Plotted Development of the real Estate Project)

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Building / Wing / Layout / Plotted Development as on date of Regulation is	3,79,15,000/-
2.	Cost incurred as on date of certificate	2,25,00,000/-
3.	Work done in percentage (as Percentage of the estimated cost)	59.34 %
4.	Balance Cost to be incurred** (Based on Estimated Cost)	1,54,15,000/-
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table -C)	Nil

Building /Wing / Layout / Plotted Development bearing Number **2** or called _____ (to be prepared separately for each Building / Wing / Layout / Plotted Development of the real Estate Project)

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Building / Wing / Layout / Plotted Development as on date of Regulation is	3,79,15,000/-
2.	Cost incurred as on date of certificate	5,00,000/-
3.	Work done in percentage (as Percentage of the estimated cost)	1.32%
4.	Balance Cost to be incurred** (Based on Estimated Cost)	3,74,15,000/-
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table -C)	Nil

Building /Wing / Layout / Plotted Development bearing Number **3** or called _____ (to be prepared separately for each Building / Wing / Layout / Plotted Development of the real Estate Project)

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Building / Wing / Layout / Plotted Development as on date of Regulation is	3,79,15,000/-
2.	Cost incurred as on date of certificate	Nil
3.	Work done in percentage (as Percentage of the	0.00%

	estimated cost)	
4.	Balance Cost to be incurred** (Based on Estimated Cost)	3,79,15,000/-
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table -C)	Nil

Building /Wing / Layout / Plotted Development bearing Number **4** or called _____ (to be prepared separately for each Building / Wing / Layout / Plotted Development of the real Estate Project)

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Building / Wing / Layout / Plotted Development as on date of Regulation is	3,79,15,000/-
2.	Cost incurred as on date of certificate	Nil
3.	Work done in percentage (as Percentage of the estimated cost)	0.00%
4.	Balance Cost to be incurred** (Based on Estimated Cost)	3,79,15,000/-
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table -C)	Nil

Building /Wing / Layout / Plotted Development bearing Number **5** or called _____ (to be prepared separately for each Building / Wing / Layout / Plotted Development of the real Estate Project)

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Building / Wing / Layout / Plotted Development as on date of Regulation is	3,79,15,000/-
2.	Cost incurred as on date of certificate	5,00,000
3.	Work done in percentage (as Percentage of the estimated cost)	1.32%
4.	Balance Cost to be incurred** (Based on Estimated Cost)	3,74,15,000 /-
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table -C)	Nil

Building /Wing / Layout / Plotted Development bearing Number **6** or called _____ (to be prepared separately for each Building / Wing / Layout / Plotted Development of the real Estate Project)

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Building / Wing / Layout / Plotted Development as on date of Regulation is	3,79,15,000/-
2.	Cost incurred as on date of certificate	8,50,000/-
3.	Work done in percentage (as Percentage of the estimated cost)	2.24 %
4.	Balance Cost to be incurred** (Based on Estimated Cost)	3,70,65,000/-
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table -C)	Nil

Building /Wing / Layout / Plotted Development bearing Number 7 or called _____ (to be prepared separately for each Building / Wing / Layout / Plotted Development of the real Estate Project)

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Building / Wing / Layout / Plotted Development as on date of Regulation is	3,79,15,000/-
2.	Cost incurred as on date of certificate	3,70,31,065 /-
3.	Work done in percentage (as Percentage of the estimated cost)	100 %
4.	Balance Cost to be incurred** (Based on Estimated Cost)	Nil
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table -C)	Nil

TABLE B

Internal & External Development Works in Respect of the Registered phase

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layouts on date of regulation is	59,50,000/-
2.	Cost incurred as on date of certificate	18,00,000/-
3.	Work done in Percentage (as percentage of the estimated cost)	30.25%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	41,50,000/-
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table -C)	Nil

Yours Faithfully,

Er. Rupesh H. Neem
B.E. Civil
Hanuman Nagar, Akola
(M) 9284387053

RUPESH HEMANT NEEM

Signature & Name (IN BLOCK LETTERS) with Stamp of Engineer

[Not Less than Bachelor's Degree Holder or equivalent as per Section 2(u) of the Act]

Local Authority license no. _____ (If applicable)

Agreed and accepted by: Sunil Shriram Hatekar

Signature of Promoter
Name: Sunil Shriram Hatekar
Date: 29.01.2025

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as pet specification mentioned 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 (*).

3. (**) Balance Cost to be incurred (4) may vary form Difference between Total estimated Cost 910 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 / to be incurred.

5. All components of work with specification are indicative and not exhaustive.

6. Please specify if there are any deviations / qualification. Example: Any deviation 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 Estimated of Total Cost)

Sr. No.	List of Extra / Additional / Deleted Items	Amount (In Rs.)
1.		
2.		

RHNeem

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