BIJAWE
CONSTRUCTION
❑ ENGINEERS
❑ ARCHITECTS
❑ R.C.C. CONSULTANT
SHRIGOPAL APPARTMENT, RAJAPETH, AMRAVATI
SHIVRAJ APPARTMENT, KHAPARDE GARDEN, AMRAVATI
OFFICE & RESIDENCE : RATHI NAGAR, DHAMANGAON RLY.

Arun Bijawe
B.E. (Civil)
(07222) 238161
Mob. 9890200300

Date :

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 bank Account)
[For Period ended on 31st December, 2024]

Date: 27thApril, 2025

To
M/s Paras Buildcon,
Plot No. 29/1/T, Opposite Kanhaiya Kunj Hotel,
Mouze: Saturna, Badnera Road, Amravati - 444607.

Subject:Certificate of Cost Incurred for Development of "CASA Grand" having Maha RERA Registration Number P50300051685 being developed by M/s M/s Paras Buildcon.

Sir,

1. I Arun Bijawe have undertaken assignment of Certifying Estimated Cost for Unique Value having MahaRERA Registration Number P50300051685 being Developed by M/s Paras Buildcon.

2. We have estimated the cost of Civil, MEP and Allied Works required for completion of the apartments & proportionate completion of internal & external works of the Project as per the specifications mentioned in the Agreement of Sale. Our estimated cost calculations are based on the Drawings/Plans made available to us for the Project under Reference by the Developers / Consultants. The Schedule of Items & Quantity required for the entire work as calculated by ---------- Quantity Surveyor* appointed by the Developer/Engineer, the assumption of the cost of material, labour& other inputs made by the 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 mentioned under reference at Rs. 12,25,03,000.00/- (Total of Table A & B) at the time of Registration. The estimated Total Cost of Project is with reference to the Civil, MEP & Allied Works completion of the apartments & proportionate completion of internal & external works, as per the specifications mentioned in the Agreement of Sale & for the purpose of obtaining Occupation Certificate / Completion Certificate for the Building(s) / Wing(s) / Layout / Plotted Development from the NMRDA being the Planning Authority under whose jurisdiction the aforesaid Project is being implemented.

4. The Estimated Cost incurred till date is calculates to Rs. 7,35,00,000.00/-(Total of Table A & B). The Amount of Estimated Cost Incurred is calculated on the basis of input materials / services used & unit cost of these items.

5. The Balance Cost of completion of the Civil, MEP & Allied Works for completion of Apartments & proportionate completion of internal & external works, as per specifications mentioned in Agreement of Sale, of the aforesaid Project is estimated at Rs.4,90,03,000.00/- (Total of Table A & B).

6. I Certify that the cost of Civil, MEP & Allied Work for apartments & proportionate internal & external works, as per the specifications mentioned in Agreement of Sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A & B below:

TABLE – A

Building / Wing / Layout / Plotted Development bearing Number ... or called **CASA Grand** (to be prepared separately of each Building / Wing / Layout / Plotted Development of the Real Estate Project)

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Building / Wing / Layout	11,02,52,700.00

	/ Plotted Development as on date of Registration is	
2.	Cost incurred as on date of Certificate	7,19,00,000.00
3.	Work Done in Percentage (as Percentage of Estimated Cost)	65.21%
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	3,83,52,700.00
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	NA

TABLE – B

Internal & External Development Works in respect of Registered Phase

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Internal & External Development Works including amenities & facilities in the Layout as on date of Registration is	1,22,50,300.00/-
2.	Cost incurred as on date of Certificate	16,00,000.00/-
3.	Work Done in Percentage (as Percentage of Estimated Cost)	13.06%
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	1,06,50,300.00/-
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	NA

Yours faithfully,

Signature & Name with Stamp of Engineer

ARUN BIJAWE
PLANNER & DESIGNER
Moti Nagar Amravati
R.No.M&L-113127003660122021
M-9890200300, 9518765099

Local Authority License Number (if applicable)

Agreed & accepted by

Paras Buildcon
Sushil Lodha
Partner

Signature of Promoter
Name: Mr. Sushil Lodha
Date:27/04/2025

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time as per specifications mentioned in the Agreement to Sale.