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 Bank Account)

Date:20-07-2026

To,
Baheti Landmark
AURANGABAD 431001

Subject: Certificate of Cost Incurred for Development of **UNITY PARK** having MahaRERA Registration Number **P51500024945** being developed by **BAHETI LANDMARK**

Sir,

1. I / We A.M. JADHAV have undertaken assignment of Certifying Estimated Cost for **UNITY PARK** having MahaRERA Registration Number **P51500024945** being developed by **BAHETI LANDMARK**

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. 6,26,18,100/- (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 **MIDC** being the Planning Authority under whose jurisdiction the aforesaid Project is being implemented.

4. The Estimated Cost incurred till date is calculates to Rs.4,04,13,176/- (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.2,22,04,924/- (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
FOR A-Type Building (A-1 To A-12)

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Building / Wing / Layout / Plotted Development as on date of Registration is	1,56,54,500/-
2.	Cost incurred as on 30 June 2026	1,50,57,600/-
3.	Work Done in Percentage (as Percentage of Estimated Cost)	96%
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	5,96,900/-
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	Nil

TABLE-A
FOR B-Type Building (B-1 To B-8)

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Building / Wing / Layout / Plotted Development as on date of Registration is	1,12,71,200/-
2.	Cost incurred as on 30 June 2026	10,50,256
3.	Work Done in Percentage (as Percentage of Estimated Cost)	9%
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	1,02,20,944/-
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	Nil

TABLE-A
FOR C-Type Building (C-1 to C-8)

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Building / Wing / Layout / Plotted Development as on date of Registration is	1,18,97,400/-
2.	Cost incurred as on 30 June 2026	7469940
3.	Work Done in Percentage (as Percentage of Estimated Cost)	62%
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	4427460
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	Nil

TABLE-A
FOR D-Type Building (D-1 to D-9)

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Building / Wing / Layout / Plotted Development as on date of Registration is	1,18,97,400/-
2.	Cost incurred as on 30 June 2026	99,75,670/-
3.	Work Done in Percentage (as Percentage of Estimated Cost)	83 %
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	19,21,730/-
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	Nil

TABLE-A
FOR E-Type Building (E-1 to E-9)

S. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of Building / Wing / Layout / Plotted Development as on date of Registration is	1,18,97,600/-
2.	Cost incurred as on 30 June 2026	68,59,710/-
3.	Work Done in Percentage (as Percentage of Estimated Cost)	57 %
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	50,37,890/-
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	Nil

TABLE – B

Internal & External Development Works

For Entire registered phase of the real estate project

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	Rs.1,00,00,000/-
2.	Cost incurred as on 30 June 2026	Rs.25,10,450/-
3.	Work Done in Percentage (as Percentage of Estimated Cost)	25.10%
4.	Balance Cost to be incurred ** ((based on Estimated Cost)	Rs.74,89,550/-
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	Nil

Yours faithfully,

A. M. JADHAV
BE. CIVIL
Govt. Contractor

Signature & Name with Stamp of Engineer
ER. A.M. JADHAV
Local Authority License Number (_____)

Agreed &accepted by:

Signature of Promoter
Name: **BAHETI LANDMARK**
Date: **20-07-2026**