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)

Ref. No. AKAPL/ISOTECTE&C/2023-24/001 **Date: -31/03/2025**

Period – 01/01/2025 to 31/03/2025.

To,

M/s. Pawar Group Through its partners,
Mr. Avinash Ramesh Sonawane & Others.

Office Add: - 15/1, Ground Floor, Pawar Group Office,
Sonivali Gaon, Opp. H.P. Petrol Pump, Badlapur (W).

Site Add :- Gut. No. 15, H. No.1, At Village – Sonivali,
Tal – Ambernath, Dist – Thane.

Ref. C. C. No.:- KBNP/NRV/BP/321/2022-2023/166 Dated 10/02/2023.

Subject: - Certificate of Cost Incurred for Development of **"Seventh Avenue"** Building No. 1, 2 & 3 having Maha RERA Registration Number **P51700055291** being developed by **M/s. Pawar Group.**

Sir,

I **ATUL V. KUDTARKAR** have undertaken assignment of certifying Estimated Cost for **"Seventh Avenue"** Building No. 1, 2 & 3 having Maha RERA Registration Number **P51700055291** being developed by **M/s. Pawar Group**.

1. 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 **Mr. Rahul Sonawane** 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.

Atul Kudtarkar And Associates Pvt. Ltd.

Scanned with CamScanner

2. We estimated (Total of Table A and B) at the time of Registration. The estimated Total Cost of project is **Rs.25,20,91,831/-**with reference to the Civil, MFP and Allied works required for completion of the apartments and Proportionated completion of internal & external works, as per specifications mentioned in agreement of sale and for purpose of obtaining occupation certificate /completion certificate for the Building(s) / Wing(s) / layout / Plotted Development from the **Kulgaon Badlapur Municipal Council** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated cost incurred till date is calculated at **Rs.1,96,08,544/-**(Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials / services and units cost of these items.

4. 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 specifications mentioned in agreement of sale, of the project is estimated **Rs.23,24,83,287/-**(Total of Table A and B)

5. 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 bearing Number **3** or called **"Seventh Avenue Bldg No. 1"**

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated cost of the Building / Wing / Layout / Plotted Development as on 31/03/2025 date of Registration is 14/03/2024.	Rs.7,84,34,177/-
2.	Cost incurred as on date of certificate 31/03/2025.	Rs.1,96,08,544/-
3.	Work done in Percentage (as Percentage of the estimated cost)	25%
4.	Balance Cost to be Incurred**(Based on Estimated Cost)	Rs.5,88,25,633/-
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table – C)	NIL

Atul Kudtarkar And Associates Pvt. Ltd.

Scanned with CamScanner

TABLE A

Building/Wing bearing Number **3** or called **"Seventh Avenue Bldg No.2"**

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated cost of the Building / Wing / Layout / Plotted Development as on 31/03/2025 date of Registration is 14/03/2024.	Rs.7,61,66,109/-
2.	Cost incurred as on date of certificate 31/03/2025.	Rs.0/-
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred**(Based on Estimated Cost)	Rs.7,61,66,109/-
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table – C)	NIL

TABLE A

Building/Wing bearing Number **3** or called **"Seventh Avenue Bldg No. 3"**

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated cost of the Building / Wing / Layout / Plotted Development as on 31/03/2025 date of Registration is 14/03/2024.	Rs.7,22,82,362/-
2.	Cost incurred as on date of certificate 31/03/2025.	Rs.0/-
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred**(Based on Estimated Cost)	Rs.7,22,82,362/-
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table – C)	NIL



Scanned with CamScanner

TABLE B

Internal & external Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amounts (In Rs.)
1.	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities In the layout as on 31/03/2025 date of Registration is 14/03/2024.	Rs.2,52,09,184/-
2.	Cost incurred as on date of certificate 31/03/2025.	Rs.0/-
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred**(Based on Estimated Cost)	Rs.2,52,09,184/-
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table – C)	NIL

Yours faithfully,

Atul Kudtarkar And Associates Pvt. Ltd.

ATUL KUDTARKAR
Lic. No. STATE/R/2025/APL/16827.

Agreed and Accepted by

M/s. Pawar Group through its partners
Mr. Avinash Ramesh Sonawane & Others.

Date:- 31/03/2025.

Scanned with CamScanner