ATUL KUDTARKAR AND ASSOCIATES PVT LTD
CONSULTING ENGINEERS • STRUCTURAL DESIGNERS • PROJECT MANAGERS

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/PP/2024-25/002 **Date: -30/06/2025**

Period – 01/04/25 to 30/06/25.

To,

M/s. Panvelkar Group Infrastructures Through Its Partners
Mr. Amit Panvelkar & 7 Others.

Office Add :- 4045, Panvelkar Rio, Shop No. 1, Near AMP Gate,
Kansai Gaon, Ambernath (E).

Site Add:- S.No.25, H.No.2/A/16 & 2/A/17, Plot No.5 &6
At Village – Katrap, Badlapur (E).

Ref. C. C. No:- JK/KBNP/NRV/BP/1598/2022-2023/16 Dated 18/04/2023.

Subject: - Certificate of Cost Incurred for Development of **"Panvelkar Evoke CHS"** having Maha RERA Registration Number **P51700077394** being developed by **M/s. Panvelkar Group Infrastructures.**

Sir,

I **ATUL V. KUDTARKAR** have undertaken assignment of certifying Estimated Cost for **"Panvelkar Evoke CHS"** having Maha RERA Registration Number **P51700077394** being developed by **M/s. Panvelkar Group Infrastructures.**

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. Ajaykumar Pal** 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.

202/203, SHREE YASH APT., ABOVE MONGINIS SHOP, NR. RLY. STN., KULGAON-BADLAPUR (E) - 421 503, DT. THANE INDIA
TEL.: +91-251-26 94 235 • Email.: atulmon2@gmail.com, info@atulkassociates.in

2. We estimated (Total of Table A and B) at the time of Registration. The estimated Total Cost of project is **Rs.8,12,58,531/-**with reference to the Civil, MFP and Allied works required for completion of the apartments and Proportionate 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.3,59,74,651/** (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.4,52,83,881/-**(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 1 or called "Panvelkar Evoke CHS"

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated cost of the Building / Wing / Layout / Plotted Development as on date 30/06/2025 of Registration is 13/08/2024.	Rs.7,49,47,189/-
2.	Cost incurred as on date of certificate 30/06/2025	Rs.3,59,74,651/-
3.	Work done in Percentage (as Percentage of the estimated cost)	48%
4.	Balance Cost to be Incurred**(Based on Estimated Cost)	Rs.3,89,72,538/-
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table – C)	NIL

Atul Kudtarkar And Associates Pvt.Ltd.

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 date 30/06/2025 of Registration is 13/08/2024.	Rs.63,11,342/-
2.	Cost incurred as on date of certificate 30/06/2025.	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.63,11,342/-
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:

FOR M/S. PANVELKAR GROUP INFRASTRUCTURE

PARTNER

M/s. Panvelkar Group Infrastructures Through Its Partners
Mr. Amit Panvelkar & 7 Others.

Date: 30/06/2025

Annexure — B

FORM-2

[See Regulation 31

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration or Ongoing Project and for withdrawal of Money from Designated Account — Project Wise)

Date: 30/06/2025

Period – 01/04/25 to 30/06/25

To.

M/S. PANVELKAR GROUP INFRASTRUCTURE P.O.A OF

M/S. PANVELKAR EVOKE CO-OP. HSG.SOC. LTD.

S.NO. 25 H.NO. 2/A/16& 2/A/17, P.NO. 5 & 6,

At Village Katrap, Badlapur (E), 421503.

Subject : Certificate of Cost Incurred for Development of "Panvelkar Evoke" situated on the Plot bearing Survey S.No. 25, H. No. 2/A/16 & 2/A/17, P No 5&6 Village Katrap Taluka Ambarnath District Thane PIN 421503 being Developed by M/S. PANVELKAR GROUP INFRASTRUCTURE.

Sir.

1. I **AJAYKUMAR PAL** have undertaken assignment of certifying Estimated Cost for **"PANVELKAR EVOKE CHS"** situated on the Plot bearing Survey S. No. 25, H. No. 2/A/16 & 2/A/17, P. No. 5&6 Village Katrap Taluka Ambarnath District Thane PIN 421503 being Developed by M/S. PANVELKAR GROUP INFRASTRUCTURE.

2. 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 **Ajaykumar Pal** 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.

3. We estimate Total Rs.8,12,58,531/- Estimated Cost of completion of the afore said project under reference at Rs. 7,49,47,189/-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 specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s) / Wing(s) Layout /Plotted Development from Kulgaon Badlapur Municipal Council being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 3,59,74,651/- (Total of Table A and B). The amount of Estimated Cost incurred is_calculated on the basis of input materials /services and unit cost of these items...

5. The Balance Cost of Completion of the Civil, MEP and Allied works tar completion of the apartments and proportionate completion of internal & external works. as per specifications mentioned in agreement or sale, of the Project is estimated at Rs. 4,52,83,881/- (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 or this certificate is as given in Table A and B below:

TABLE A

Building /Wing / Layout / Plotted Development bearing Number 1 or called "**Panvelkar Evoke CHS.**"

(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 30/06/2025 of Registration is –13/08/2024	Rs. 7,49,47,189/-
2.	Cost incurred as on date of certificate 30/06/2025	Rs. 3,59,74,651/-
3.	Work done in Percentage (as Percentage of the estimated cost)	Rs. 48%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,89,72,538/-
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 layout as on date 30/06/2025 of Registration is 13/08/2024	Rs. 63,11,342/-
2.	Cost incurred as on date of certificate 30/06/2025	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. 63,11,342/-
5.	Cost Incurred on Additional Extra Items not included in the Estimated cost (Table –C)	NIL

Yours Faithfully,

Ajaykumar Pal

Agreed and Accepted by:

Signature of Promoter :

FOR M/S. PANVELKAR GROUP INFRASTRUCTURE

Shodhan Ambavane

PARTNER

Date: 30-07-2025

Note :

1 . The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement 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 (*) and in case quantity are being calculated by office of Engineer. the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).

3. (**) Balance Cost to be incurred (4) may vary from difference between Total estimated Cost (I) 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 for development of the Real Estate Project will result in amendment or the cost incurred / to be incurred.

4. All components of work with specifications are indicative and not exhaustive.

5 Please specify if there are any deviations / qualifications. Example: Any deviations in 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 Estimate of Total Cost)

	Lisl of Extra/Additional / Deleted Items	Amount (In Rs.)
1.	----------	----------
2.	----------	----------