SK Consultants & Engineers
Address: 809/810, The Landmark, Plot no- 26A, Sector -7, Kharghar, Navi Mumbai-410210 Ph: +91 7678081406

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)

(As on 30/09/2025)

To,
M/s. Neeleshwar Developers,
H 602, Krishnavasant, Kandivali East,
Sagar Complex Village, Sagar Complex Village,
Mumbai Suburban, Borivali - 400101.

Subject: Certificate of Cost Incurred for Development of Satellite Heights having MahaRERA Registration Number P51800021643 being developed by M/s. Neeleshwar Developers.

Sir,

We **S.K. Consultants & Engineers** have undertaken assignment of certifying Estimated Cost for **Satellite Heights** having MahaRERA Registration Number **P51800021643** being developed by **M/s. Neeleshwar Developers.**

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 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 Estimated Cost of completion of the aforesaid project under reference as **Rs. 32,20,00,000/-** (Total of Table A and B) at the 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 from **Slum Rehabilitation Authority** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 25,22,21,860/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials/services used and unit cost 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 specifications mentioned in agreement of sale, of the project is estimate at **Rs. 6,97,78,140/-** (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, 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 **P51800021643** or called **Satellite Heights** (to be prepared separately for each Building/ Wing/ Layout/ Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amounts (In Rs.)
1.	Total Estimated cost of the Building/ Wing/ Layout/ Plotted Development as on **16/07/2019**	**30,59,00,000**
2.	Cost incurred as on **30/09/2025**	**23,96,10,767**
3.	Work done in Percentage (As Percentage of the estimated cost)	**78.33%**
4.	Balance Cost to be Incurred ** (Based on Estimated Cost)	**6,62,89,233**
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table- C)	**Nil**

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TABLE B

Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amounts
1.	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on **16/07/2019**	**1,61,00,000**
2.	Cost incurred as on **30/09/2025**	**1,26,11,093**
3.	Work done in Percentage (as Percentage of the estimated cost).	**78.33%**
4.	Balance Cost to be Incurred** (Based on Estimated Cost).	**34,88,907**
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table- C)	**Nil**

Yours Faithfully,

HRUSHIKESH VILAS MINDHE
Digitally signed by HRUSHIKESH VILAS MINDHE
Date: 2025.12.23 10:34:15 +05'30'

Hrushikesh Vilas Mindhe
S K Consultants & Engineers
(STATE/R/2024/APL/14234)

Agreed and accepted by:

Signature of Promoter:

Name:

Date

Note:

1. The scope of work is to compact Registered Real Estate Project as per drawings approved from link 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 may vary from Differences between Total Estimated Cost and Actual Cost incurred 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 of 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 the cost
(which were not part of the original Estimate of Total Cost)

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

Assumptions, qualifications and limitations:

(a) This certificate has been prepared solely for the purpose of compliance under the Real Estate (Regulation and Development) Act, 2016, and the Rules and Regulations made thereunder, as applicable on the date of issuance. Any subsequent change in law, government policy, or regulatory direction having retrospective effect may alter the conclusions contained herein.

(b) This certification is strictly limited to matters stated in this document and does not extend to any structural, design, title, or environmental aspects unless specifically mentioned. No comment or inference shall be drawn beyond the information expressly certified.

(c) The assessment and calculations herein are based entirely on documents, data, and details made available by the promoter and other project professionals. We have assumed the authenticity, accuracy, and completeness of such documents and data, and have not independently verified or audited the same.

(d) No independent physical verification or inspection has been carried out by us unless specifically stated. The progress of construction and cost estimation are based on professional judgment derived from the documents, statements, and representations received as of the certification date.

(e) This certificate reflects the state of affairs only as on the date of issuance and is not a continuing representation. We assume no obligation to update, revise, or confirm the conclusions herein due to subsequent developments, changes in facts, or amendments in applicable laws.

(f) The undersigned engineer, in issuing this certificate, acts solely in the capacity of an independent professional certifier and does not assume the role or responsibilities of a structural designer/engineer or RCC Consultant of the project. The undersigned engineer is not involved in any designing or construction activities. The undersigned engineer is specifically appointed for the limited role of certifying the estimated costs incurred and balance estimated cost, and these costs are merely estimates and may vary.

(g) This certificate is intended solely for submission to the Maharashtra Real Estate Regulatory Authority (MahaRERA) and shall not be reproduced, circulated, quoted, or relied upon for any other purpose without our prior written consent.

(h) No liability, civil or otherwise, shall attach to the undersigned engineer or the entity represented by the undersigned, arising from any variation, omission, or misrepresentation in the data or documents provided for this certification, or from reliance placed upon this certificate by any person or entity other than for its intended purpose.

Date: 22/12/2025