Atul Mishra
M.E. (Structures)
Mob No: 9923111408 / 7083899986
Email Id: - atul02513@gmail.com

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)

To,
NEMINATH POONAM REALTY LLP,
66B, 3rd Floor, Horniman Circle Chambers,
S. A. Brelvi Road, Fort,
Mumbai – 400 001.

Date: 01st May, 2025

Subject:- Certificate of Cost Incurred for Development of **Residential with Shopline, Avenue P - Sector 2, Wing A, B, C (Stilt/Gr+1st Com/Resi/Podium + Central Garden+ Resi. 2nd to 21 floors), D, E, F and G (Stilt/Gr+1st Resi/Podium + Central Garden+ Resi. 2nd to 22 floors), "EVARA" having MahaRERA Registration No. _____** being developed by **NEMINATH POONAM REALTY LLP.**

Sir,

1. I/We Mr. Atul Kumar Ganesh Mishra, have undertaken assignment of certifying Estimated Cost for **Residential with Shopline, Avenue P - Sector 2, Wing A, B, C (Stilt/Gr+1st Com/Resi/Podium + Central Garden + Resi. 2nd to 21 floors), D, E, F and G (Stilt/Gr+1st Resi/Podium + Central Garden + Resi. 2nd to 22 floors), "EVARA" having MahaRERA Registration No. _____** being developed by **NEMINATH POONAM REALTY LLP.**

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 drawing/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 Chandan Kamat, 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 at **Rs. 2,45,00,00,000/-** (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 the Vasai Virar City Municipal Corporation (VVCMC) being Planning Authority under whose jurisdiction the aforesaid project is being implemented.

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4. The Estimated Cost Incurred till date is calculated at **Rs. 0/-** (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 of 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. **2,45,00,00,000/-** (Total of Table A and B).

6. I certify that the Cost 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 for sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

Residential with Shopline, Avenue P - Sector 2, Wing A, B, C (Stilt/Gr+1st Com/Resi/Podium+Central Garden+Resi.2nd to 21 floors), D, E, F and G (Stilt/Gr+1st Resi/Podium+Central Garden+Resi.2nd to 22 floors), of Land bearing Survey No. 5/1, 5/2, 5/3, 5/4, 5/5A, 5/5B, 5/5C, 5/5D, 5/5F, 5/6, 5/7, 5/8 situated at Village – Dongre, Tal. Vasai, Dist. Palghar.

Sr. No	Particulars	Amounts
1	Total Estimated Cost of the Building/Wing/Layout/Plotted Development as on 01/05/2025 date of Registration is	Rs. 2,15,00,00,000/-
2	Cost incurred as on date of certificate	Rs. 0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,15,00,00,000/-
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	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 01/05/2025 date of Registration is	Rs. 30,00,00,000/-
2	Cost incurred as on date of certificate	Rs. 0/-
3	Work done in Percentage (as Percentage of the estimated cost).	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 30,00,00,000/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost. (Table – C)	NIL

Atul Mishra
M.E. (Structures)
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Yours Faithfully,



Atul Kumar Ganesh Mishra
Engineer.

Agreed and Accepted by:-
For NEMINATH POONAM REALITY LLP



PARTNER(S)
Name : **NEMINATH POONAM REALTY LLP.**
Date : 01.05.2025

*** 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 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 (1) 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 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 Cost

Sr. No	Particulars	Amounts
1.	N.A.	NIL
2.	N.A.	NIL