Sumit D. Pisalkar
Consulting Engineers & Contractors

Mob. : 08855836688
Email : sumitpisalkar@gmail.com

0Annexure — B

Date:

FORM-2
[See Regulation 31]

ENGINEER'S CERTIFICATE

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

Date: 10/07/2024

To,

M/s Aarna Associates

Gaurav Dongare (Partner),

Plot no 35, Income Tax Colony,

Pratap Nagar, Nagpur -22.

Subject : Certificate of Cost Incurred for Development of **PARK VIEW 20** having Maha RERA Registration Number **P50500050684** (Only Applicable after project Registration) being developed by **Aarna Associates.**

Sir,

I/We Sumit Pisalkar have undertaken assignment of certifying Estimated Cost for **PARK VIEW 20** having Maha RERA Registration Number **P50500050684** (Only Applicable after project Registration being developed by [Promoter's Name]

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 the 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.

We estimate Total Estimated Cost of completion of the aforesaid project under reference at the **Rs. 3,00,00,000/-** (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 tor 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 **M/s Aarna Associates** being the Nagpur Municipal Corporation Planning Authority under whose jurisdiction the aforesaid project is being implemented.

The Estimated Cost Incurred till date is calculated at **Rs** 2,88,00,000/- (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...

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. 12,00,000/-** (Total of Table A and B).

I certify that the Cost of the Civil, MEP and allied work tor 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 PARK VIEW 20 or called

(to be prepared separately for cach 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 of Registration is	2,70,00,000/-
2.	Cost incurred as on date of certificate	2,59,20,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	96.00%
4.	Balance Cost to be (Based on Estimated Cost)	10,80,000/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table —C)	

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 la out as on date of Registration is	30,00,000/-
2.	Cost incurred as on date of certificate	28,80,000/-
3.	Work done in Percentage (as Percentage of the estimated	96.00%
4.	Balance Cost to be Incurred Based on Estimated Cost)	1,20,000/-
5.	Cost Incurred on Additional!Extra Items not included in the Estimated cost (Table -C)	

Table C

List of Extra/Additional/ Deleted Items considered in Cost

(which were not part of the original Estimate of Total Cost)

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

Yours Faithfully,
Signature & Name (IN BLOCK LETTERS) with stamp of Engineer
[Not Less than Bachelor's Degree Holder or equivalent as per Section 2(u) of the Act]

Sumit Pisalkar

L.S/ Architect (License No. 687)

Sumit D. Pisalkar
Consulting Engineer
N.I.T.L.S. No. - 2703
NMC L.S. No. - 687

Agreed and Accepted by:

Space Associates
Partner

Signature of Promoter

Name:**Gaurav Dongare**

Date: 10/07/2024