

# Satish Vasant Shinde

Address : 704 Siddhant HCSL, Mira Bhayandar Reliance Petrol Pump, Thane - 401107

Email : satishshinde744@gmail.com , Mobile. No : + 91 9833970347.

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FORM-2

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of New Project )

Date : 10-12-2021

To,

**Mr. Hanmant Nisalkar,**

**M/s. Drushti Realtors Pvt. Ltd.**

G-1, TERMINAL 9,

Near Vile Parle Police Station East,

Nehru Road, Vile Parle (East),

Mumbai - 400099.

**Subject :** Certificate of Cost Incurred for Development of Drushti Sapphire Project, proposed redevelopment of building situated on the plot bearing C.T.S.No.192/1(Pt), building no. 185, Pant Nagar, Ghatkopar (E), village Ghatkopar, Mumbai-400075. Demarcated by its boundaries 72° 54' 47.88" E , 19° 05' 5.67" N to the **South West**, 72° 54' 48.31"E, 19° 05' 7.18" N to the **North West**, 72° 54' 49.15" E, 19° 05' 5.12" N to the **South East**, 72° 54' 50.29" E, 19° 05' 6.37" N to the **North East** of KONKAN Division GHATKOPAR Village KURLA Taluka MUMBAI SUBURB District PIN 400075 admeasuring 2803.72 sq.mts. area being developed by M/s. Drushti Realtors Pvt Ltd.

Sir,

I, Satish Shinde, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being situated on the Plot bearing C.T.S.No.192/1(Pt), building no. 185, Pant Nagar, Ghatkopar (E), village Ghatkopar, Mumbai-400075. Demarcated by its boundaries 72° 54' 47.88" E , 19° 05' 5.67" N to the **South West**, 72° 54' 48.31"E, 19° 05' 7.18" N to the **North West**, 72° 54' 49.15" E, 19° 05' 5.12" N to the **South East**, 72° 54' 50.29" E, 19° 05' 6.37" N to the **North East** of KONKAN Division GHATKOPAR Village KURLA Taluka MUMBAI SUBURB District PIN 400075 admeasuring 2803.72 sq.mts. area being developed by M/s. Drushti Realtors Pvt Ltd.

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1. Following technical professionals are appointed by Promoter :—

(i) M/s YBM Consultants as L.S. / Architect ;

(ii) M/s P K Sura and Associates as Structural Consultant

(iii) M/s Hydro Mechanical Consultants, Vinod Menon as MEP Consultant

(iv) Shri Satish Shinde as Quantity Surveyor \*

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Shri Satish Shinde quantity Surveyor\* appointed by Developer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 1,12,69,12,500 /- ( Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the MHADA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 4,16,92,955 /- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from MHADA is estimated at Rs. 1,10,94,61,989 ( Total of Table A and B).

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

TABLE A

Building called Drushti Sapphire

(to be prepared separately for each Building of the Real Estate Project)

| Sr. no. | Particulars                                                                        | Amounts            |
|---------|------------------------------------------------------------------------------------|--------------------|
| 1       | 2                                                                                  | 3                  |
| 1       | Total Estimated cost of the building/wing as on 10/12/2021 date of Registration is | Rs. 1,12,69,12,500 |

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|   |                                                                                                           |                      |
|---|-----------------------------------------------------------------------------------------------------------|----------------------|
| 2 | Cost incurred as on 10/12/2021 (based on the Estimated cost )                                             | Rs. 4,16,92,955      |
| 3 | Work done in Percentage (as Percentage of the estimated cost )                                            | 3.7%                 |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost)                                                     | Rs. 1,08,52,19,545/- |
| 5 | Cost Incurred on Additional /Extra Items as on 10/12/2021 not included in the Estimated Cost (Annexure A) | Rs. 0/-              |

TABLE B  
(to be prepared for the entire registered phase of the Real Estate Project)

| Sr. no. | Particulars                                                                                                                                                   | Amounts              |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 1       | 2                                                                                                                                                             | 3                    |
| 1       | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 10/12/2021 date of Registration is | Rs. 1,12,69,12,500   |
| 2       | Cost incurred as on 10/12/2021 (based on the Estimated cost )                                                                                                 | Rs. 4,16,92,955      |
| 3       | Work done in Percentage (as Percentage of the estimated cost )                                                                                                | 3.7%                 |
| 4       | Balance Cost to be Incurred (Based on Estimated Cost)                                                                                                         | Rs. 1,08,52,19,545/- |
| 5       | Cost Incurred on Additional /Extra Items as on 10/12/2021 not included in the Estimated Cost (Annexure A)                                                     | Rs. 0/-              |

Yours Faithfully,



Signature of Engineer.