

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)

Date : 15 Sept 2022

To,
M/s. Darshan Group,
16A/16B, 2nd Floor, Raghuvanshi Mansion,
Raghuvanshi Mills, Lower Parel, Mumbai – 400013.

Sub :- Certificate of cost incurred for development of building on the plot bearing C.S. No. 671 of Plot No. 77, Girgaum Division situated at junction of S.V.P. Road, Khetwadi, 3rd & 4th Lane, Mumbai- 400 004.

Ref :- MahaRERA Registration No. Applied for

Sir,

I/We computer Help, Have undertaken assignment of certifying estimated cost for the subject Real Estate project proposed to be register under MAHA RERA, being 1 building on the Plot bearing C.S. No. 671 of Plot No. 77, Girgaum Division situated at junction of S.V.P. Road, Khetwadi, 3rd & 4th Lane, Mumbai- 400 004, demarcated by its boundaries Khtewadi 3rd Lane to the East , Khtewadi 4th Lane to the West Sandhurst Road to the North Partly by the property belonging to Bhanushankar Popatlal Oza & Natvarlal Maganlal to the South ,of Girgaum Division situated at junction of S.V.P. Road, Khetwadi, 3rd & 4th Lane, Mumbai- 400 004. admeasuring 760.87 sq.mts. Area being developed by M/S. Darshan Group.

1. Following technical professionals are appointed M/S. Darshan Group, Promoter:-

- (i) Mr. Kaushal Chouhan as an Architect;
- (ii) Shri. Shantilal H. Jain M/s. Struct Bombay Consultants as a Structural Consultant
- (iii) ELECTRO-MECH CUNSLTANTS PVT LTD as MEP consultant
- (IV) Computer Help as Quantity Surveyor

2. We have estimated the cost of completion to obtain Occupational Certificate completion Certificate of the Civil, MEP and allied works, of the building of the project. Our estimated cost calculation are based on Drawing/Pans 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 me and the assumption of the cost material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We have estimated Total Estimated Cost of completion of the building (s) of the aforesaid project under reference as Rs.20,84,83,429/- (Total of Table A & Table 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 MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 84,83,429/- (Total of Table A & Table 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 MCGM (planning authority) is estimated at Rs. 20,00,00,000/- (Total of Table A & Table 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 /Wing bearing Number _____ or called _____

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

Sr.No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on date of Registration is	<u>Rs.19,84,83,429/-</u>
2	Cost incurred as on 15 Sept 2022 (based on the Estimated cost)	<u>Rs. 84,83,429/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	4.27%
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 19,00,00,000/-</u>
5	Cost Incurred on Additional/Extra items as on 15 Sept 2022, not included in the Estimated Cost (Annexure A)	0

TABLE B

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

Sr.No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and external Development Works including amenities and Facilities in the layout as on date of Registration is	<u>Rs.1,00,00,000/-</u>
2	Cost incurred as on 15 Sept 2022 (based on the Estimated Cost)	<u>Rs 0</u>
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be incurred (Based on Estimated Cost)	<u>Rs. 1,00,00,000/-</u>
5	Cost Incurred on Additional/ Extra Items as on 15 Sept 2022 not included in the Estimated cost (Annexure A).	0

Yours Faithfully

Prakash B Bajaj



Signature of Engineer

(License No. STR/B/21)

Note:-

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate / completion Certificate.
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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. 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.

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