

Tejas Ganpat Vashivale

H no 236, S no 30/2/A, Ambegaon Khurd, Near Lipane Vitbhatti, Matoshri Building,
Lipane Wasti, Jambhulwadi Road, Pune-411046
Contact No. 9049494334, Email Id- washivaleganesh@live.com

ENGINEER'S CERTIFICATE

FORM NO-2

[As Per Regulation 3]

Date:09/08/2023

To

M/s Darsheel Group,

H no 236, S no 30/2/A, Ambegaon Khurd,

Near Lipane Vitbhatti, Matoshri Building,

Lipane Wasti, Jambhulwadi Road, Pune-411046

**Subject: Certificate of Cost incurred for Development of Luminare Heights having
MahaRERA Registration Number- P52100030987 being developed by Darsheel Group.**

Respected Sir,

1.We have undertaken assignment of certifying Estimated Cost for LUMINARE HEIGHTS
having Maha RERA Registration Number **P52100030987**.

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 **Tejas Ganpat Vashivale** appointed by Developer. 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. 11,37,67,672.00/- (Total of Table A and B) at the time of Registration.
The estimated Total Cost of project is with reference to the Civil, MUP 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
obtaining occupation certificate / completion certificate for the building(s) / Wing(s)
Layout /Plotted Development from the PMC being the Planning Authority under whose
jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost incurred till date is calculated at Rs. 7,79,58,785.00 (Total of Table A and B). The amount of estimated cost Incurred is calculated based on input materials / services used and unit cost of these items

5. The Balance Cost of Completion of the Civil, MEP and Allied work for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the project is estimated at Rs.3,58,08,887.00 /-(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 works, 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 bearing Number "A" or called "LUMINARE HEIGHTS"

Sr. No.	Particulars	Amount (in Rs.)
1.	Total Estimated cost of the building/wing/Layout plotted Development as on date of Registration	₹ 6,10,80,300.00/-
2.	Cost incurred as on 09.08.2023	₹ 3,05,40,150.00/-
3.	Work done in Percentage (as Percentage of the estimated Cost)	50%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	3,05,40,150.00
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table – C)	Not Applicable

TABLE A

Building /Wing bearing Number "B" or called "LUMINARE HEIGHTS"

Sr. No.	Particulars	Amount (in Rs.)
1.	Total Estimated cost of the building/wing/Layout plotted Development as on date of Registration is	₹ 5,26,87,372.00/-
2.	Cost incurred as on 09/08/2023	₹ 4,74,18,635.00/-
3.	Work done in Percentage (as Percentage of the estimated Cost)	90%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	₹ 52,68,737.00/-
5.	Cost Incurred on Additional / Extra Items as on 04/03/2023 not included in the Estimated Cost (Table - C)	Not Applicable

**TABLE B (Not Applicable)
(to be prepared for the entire registered phase of the Real Estate Project)**

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on ----- date of Registration is	NA
2.	Cost incurred as on ----- (based on the Estimated Cost)	NA
3.	Work done in Percentage (as Percentage of the Estimated Cost)	NA
4.	Balance Cost to be Incurred (Based on Estimated Cost)	NA
5.	Cost Incurred on Additional / Extra Items as on ---- ----- not included in the Estimated Cost (Table - C)	NA

Yours Faithfully



Signature & Name (TEJAS GANPAT VASHIVALE) with Stamp of Engineer

[Not Less than bachelor's degree holder or equivalent as per Section 2(u) of the Act]

Date-09.08.2023

Local Authority license no. _____ (If applicable)

Agreed and Accepted by:

Signature of Promoter

Name: Darsheel Group through its partner Lipane Mahendra

Date:09/08/2023



*** Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time 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 of surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office Engineer, the name of the person in office Engineer, who is responsible for the quantity calculate 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

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

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