

# Rajesh R. Bauskar

Civil Engineer | Licensed Plumber | Licensed Site Supervisor

Regd. Add. : 701, Athens, Triveni Laurel, Nr. Birla School, Beside Kalyan RTO, Kalyan (W), Thane - 421301.  
Mumbai Add. : 4, Dhanlaxmi Mahal, Nanda Patkar Road, Vile Parle (E), Mumbai - 400 057 (Mah.) • M.:98 / 9321244917

FORM -2  
(See Regulation 3)  
ENGINEER'S CERTIFICATE

Date: 31.12.2024.

To,  
M/s. Chirag Agro Fins Pvt. Ltd.,  
A/1701 Bhagat Grandeur,  
Opp. Infinity Mall II,  
New Link Road,  
Malad (West),  
Mumbai-400064.

Subject: Certificate of Cost Incurred for Development of "**Bhagat Grandeur**" having MahaRERA Registration Number 'P51800009520' situated on the plot bearing CTS No. 243-A, Sub Plot-A of village Malad (s) Taluka Borivali, District Mumbai Suburban, Pin Code-400064. Admeasuring 4,145.60 sq.mts area being developed by M/s. Chirag Agro Fins Pvt. Ltd. Limited.

Ref: MahaRERA Registration Number P51800009520.

Sir,

I, Shri. Rajesh R. Bauskar have undertaken assignment of certifying Estimated Cost for the "**Bhagat Grandeur**" Project proposed to be registered under MahaRERA having MahaRERA Registration Number 'P51800009520', admeasuring 4,145.60 sq. mts. area being developed by M/s. Chirag Agro Fins Pvt. Ltd. Limited.

1. 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. Rajesh R. Bauskar Quantity Surveyor appointed by Development/ Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 56,67,48,000/-** (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 Municipal Corporation of Greater Mumbai being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

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3. The Estimated Cost Incurred till date is calculated at **Rs. 74,59,87,027/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. 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 Municipal Corporation of Greater Mumbai (planning Authority) is estimated at **Nil** (Total of Table A and B),
5. 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  
Wing bearing Number B  
(to be prepared separately for each Building / Wing of the Real Project)

| Sr. No. (1) | Particulars (2)                                                                                     | Amount (3)         |
|-------------|-----------------------------------------------------------------------------------------------------|--------------------|
| 1.          | Total Estimated cost of the building/wing as on date of Registration is                             | Rs. 50,17,48,000/- |
| 2.          | Cost incurred as on 31.03.2024 (Based on the estimated cost)                                        | Rs. 62,80,68,221/- |
| 3.          | Work done in Percentage (As Percentage of the estimated cost)                                       | 100%               |
| 4.          | Balance Cost to be Incurred (Based on Estimated Cost)                                               | Rs. 0/-            |
| 5.          | Cost Incurred on Additional /Extra ItemsAs on _____ not included in the Estimated Cost (Annexure A) | NIL                |

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

| Sr. No. (1) | Particulars (2)                                                                                                                                    | Amount (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 | Rs. 6,50,00,000/-  |
| 2.          | Cost incurred as on 31.12.2023 (Based on the estimated cost)                                                                                       | Rs. 11,79,18,806/- |

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|    |                                                                                                      |         |
|----|------------------------------------------------------------------------------------------------------|---------|
| 3. | Work done in Percentage (As Percentage of the estimated cost)                                        | 100%    |
| 4. | Balance Cost to be Incurred (Based on Estimated Cost)                                                | Rs. 0/- |
| 5. | Cost Incurred on Additional /Extra Items As on _____ not included in the Estimated Cost (Annexure A) | NIL     |

Yours Faithfully,

**RAJESH RAMKRISHNA BAUSKAR**

**Signature of Engineer  
(Licence No. B/78/SS-I.)**

**\*Note:**

1. The scope of work is to complete entire Real Estate Project as per drawing 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.