

**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: 28.07.2017

To,

M/s Diksha Developers,
Malhar Venu, Shop No.- 2, B - Wing,
Mahatma Phule Road, Garibacha Wada,
Dombivli (W), Tal.- Kalyan, Dist.- Thane.

Subject : Certificate of Cost Incurred for Development of project for Construction of
1 building of the Phase - situated on the Plot bearing S. No.- 164 & 29, H. No.- 6,
Village Shivajinagar, Dombivli (W), Pin. 421 202.

6 M Wide Internal Road H.No.-2 & 3,4 To The North, New S.No.- 29
(Old S.No.-164) H.No.- 7&10 To The South , New S.No.- 31(Old S.No.- 344) H.No.-
26 To The East , New S.No.- 29(Old S.No.- 164) H.No.- 12 & 13 To The West

Of 12 Meter wide access road, situated at Village - Shivajinagar Dombivli(W),
Taluka- Kalyan, District - Thane, Pin 421202 Admeasuring 1920 Sq.Mts.
Plot Area, Total Plinth Area 465.9 Sq.Mts And Total Construction Built Up Area
2717.95 Sq.M. Being Developed By M/S Diksha Developers.

Ref: MahaRERA Registration Number _____

Sir,

I, RAJESH A. THAKARE have undertaken assignment of certifying Estimated Cost for
the Subject Real Estate Project proposed to be registered under MahaRERA, being
1 Building of the Project "Sajjan Heights" Phase - situated on the Plot bearing S. No.-
164 & 29, H. No.- 6, Village Shivajinagar, Dombivli (W), Pin. 421 202. admeasuring 1920
sq.mts. area and Total Plinth Area 465.9 Sq.Mts And Total Construction Built Up Area
2717.95 Sq.M. being developed by M/s. Diksha Developers.

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) M/s De-con Associates as Architect ;
 - (ii) Shri Rajesh A. Thakare as Structural Consultant
 - (iii) M/s /Shri / Smt as MEP Consultant
 - (iv) Shri Rajesh A. Thakare 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 Rajesh A. Thakare quantity Surveyor* appointed by Developer/Engineer, 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. 42400000/- (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 Kalyan Dombivli Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 6360000/- (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 Kalyan Dombivli Municiple Corporation (planning Authority) is estimated at Rs 36040000/- (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 :

Rajesh Thakare & Associates

CONSULTING STRUCTURAL ENGINEERS &
CHARTERED ENGINEERS

A-103, CHANDRAMA SOCIETY,
RAGHUVIR NAGAR, DR. R. P. ROAD,
CHAR RASTA, NEAR TJS BANK,
DOMBIVLI (EAST) 421 201.
PHONE : 0251-2862005, 2863065
Fax : (0251) 2861677
E-mail : rajeshthakare.asso@gmail.com
18rajthakare@gmail.com

TABLE A

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

Building

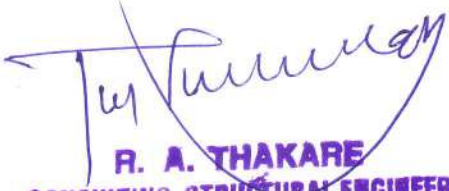
Sr. No	Particulars	Amounts
	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 18-07-2017 / date of Registration is	Rs. 38160000/-
2	Cost incurred as on 18-07-2017 (based on the Estimated cost)	Rs. 5724000/-
3	Work done in Percentage (as Percentage of the estimated cost)	15 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 32436000/-
5	Cost Incurred on Additional /Extra Items as on 18-07-2017 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	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 18-07-2017 / date of Registration is	Rs. 4240000/-
2	Cost incurred as on 18-07-2017 (based on the Estimated cost)	Rs. 636000
3	Work done in Percentage (as Percentage of the estimated cost)	15%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3604000/-
5	Cost Incurred on Additional /Extra Items as on 18-07-2017 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully


R. A. THAKARE
CONSULTING STRUCTURAL ENGINEER
CHARTERED ENGINEER (INDIA)
(KDMC Reg. No. - 355)

*** 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.

R. A. THAKARE
CONSULTING STRUCTURAL ENGINEER
CHARTERED ENGINEER (INDIA)
(KDMC Reg. No. - 355)