



Er. Darshan Kasture
Chartered Engineer I.E.I., I.O.V., I.S.S.E.
M-Tech Structural
B.E. (CIVIL), DIPLOMA
9370444659/996773610
"UDYAM- MH-33-0276843"

Form - 2

ENGINEER'S CERTIFICATE

DATE: 31/12/2025

To,

M/S. SAIRAJ CONSTRUCTION,
Through It's Partner
Mr. Dattatray Walku Mhase
Mr. Mahesh Janardhan Vishe
303, Krupasindhu Building, Opp. Mahalaxmi Mandir,
Near Bus Depot, Badlapur (W) Dist-Thane 421503
Date:- 01/10/2025 to 31/12/2025

Subject : Certificate Of Percentage Of Completion Of Construction Work Of "Om Guru Krupa Co-Op Housing Society Ltd". Building Of The Single Phase Project (Maha RERA Registration No. P51700056339) Situated On The Survey No-20, Hissaa No -7/8, Plot No-10 Demarcated By Its Boundaries (Latitude And Longitude Of The End Points) Plot No-8 & 9 To The North , Hissa No-3 To The South , Plot No . 5 & 6 To The East , 9.0 Mtr Wide Road To The West Of Division -Konkan Village - Kulgaon , Taluka - Ambernath , District- Thane , Pin No- 421503 Measuring 512.35 Sq.Mts. Area Being Developed By M/S SAIRAJ CONSTRUCTION.

Ref : MahaRERA Registration Number P51700056339.

Sir,

I / We **Mr. Darshan A. Kasture** Have Undertaken Assignment Of Certifying Estimated Cost For The Subject Real Estate Project Proposed To Be Registered Under (Maha RERA No. P51700056339), Of The Project Of "Om Guru Krupa Co-Op Housing Society Ltd". Building Of The Single Phase Project Situated On The Survey No-20, Hissaa No -7/8 Plot No-10 Division -Konkan Village - Kulgaon Taluka - Ambernath , District- Thane , Pin No- 421503 Measuring 512.35 Sq.Mts. Area Being Developed By M/S SAIRAJ CONSTRUCTION.



Office 1: 102 , Radheya Paradise , Pokharkar Nagar, Badlapur, West , Pin 421503
Office 2 : Gala No 6 , fourth Floor , building B1, Gami Industrial Park, Pawne MIDC Turbhe, Navi Mumbai , PIN 400 710, State: Maharashtra

1. Following technical professionals are appointed by the Owner :
 - (i) Mr. Bhupendra Mhase & Associates As L.S. Architect.
 - (ii) Mr. **Darshan kasture** as Structural Consultant.
 - (iii) Miss. Anjali Siddhartha Bharhe as MEP Consultants.
 - (iv) Mr. Sanchit Sandanand Mhase as Site Supervisor.
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 entries work as calculate by Mr. Sanchit Sandanand Mhase quantity Surveyor* appointed by Developer/Engineer, and the Assumption of the cost 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 5,25,00,000 /-** (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 **Kulgaon Ballarpur Municipal Council** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs 4,29,25,000/-** [total of table A and B). The amount of estimated cost Incurred is calculation 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 **Kulgaon Badlapur Municipal Council** is estimated at **Rs.95,75,000/-** (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.

Yours faithfully,



DARSHAN A. KASTURE

IEI.M.147058-7

TABLE A

Sr. No	Particulars	Amount
1	Total Estimated cost of the building/Wing As on 31/12/2025 date of Registration is _____	<u>Rs. 5,05,00,000/-</u>
2	Cost incurred as on 31/12/2025 (Based on the estimated cost)	<u>Rs. 4,29,25,000/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>85%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs.75,75,000/-</u>
5	Cost Incurred on Additional/Extra Items As on 31/12/2025 not included in The Estimated Cost (Annexure A)	NIL



Yours faithfully,

A handwritten signature in blue ink, appearing to be "Darshan A. Kasture", written over the circular stamp.

DARSHAN A. KASTURE

IEI.M.147058-7

TABLE B

Sr. No	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Work including amenities and Facilities in the layout as on 31/12/2025 Date of Registration is _____	<u>Rs. 20,00,000/-</u>
2	Cost incurred as on 31/12/2025 (based on the Estimated cost)	NIL
3	Work done in percentage (as Percentage of the estimated cost)	<u>0%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 20,00,000/-</u>
5	Cost Incurred on Additional / Extra Items As on 31/12/2025 not included in The Estimated Cost (Annexure A)	NIL

Yours faithfully,



 DARSHAN A. KASTURE

IEI.M.147058-7

Limitation :- I here by confirm and state that I have done the calculation based on the information and data available as per market condition and a guideline given by the promoters. In case of any fluctuations in the amount given in this certification by the government authority it is compulsion to follow the same and do the needful correction in Amount.

Local Authority License No. IEI.M.147058-7

Agreed and Accepted by:

Signature of Promoter

Name:

Date:

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 labor, 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
6. Please specify if there are any deviation/qualifications. Example: Any deviation in input material used from specification 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.	Cost Incurred on Additional / Extra Items	NIL

