PARAS CONSULTANTS
CONSULTING ENGINEERS

K. H. SHAH
B.E. (Civil) M.I.E.
Regn. No. STR S/33 S/197

Office Tel. 2510 1085 , 2513 3922
E Mail: parasconsultants@yahoo.com

Ref. No. _____ Date :- _____

Date :11-03-2026

FORM-2

[*See* Regulation 3]

ENGINEER'S CERTIFICATE

(AS ON 31.12.2025)

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

For the period of December 2025

To,
D D INFRA
B-515, KANARA BUSINESS CENTRE,
OPP GHATKOPAR ANDHERI LINK ROAD
GHATKOPAR EAST, MUMBAI 400075

Subject: Certificate of cost incurred for Development of OM MAKRAND HEIGHTS having [MahaRERA Registration Number P51800052217] being developed by M/s D D INFRA

Sir,

I MR. Kirtikumar H Shah have undertaken assignment of certifying Estimated Cost for Om Makrand Heights having [MahaRERA Registration Number P51800052217] being developed by M/s D D Infra

2. I havc estirnated thc cost of Civil, MEP and allied works rcquired for cornpletion of the apartments and proportionate completion of internal & external works of the projecl as per spccifications mentioncd in agreement of sale. Our estimated cost calculations are based on thc drawings/plans made available to us for the project under refrance by the Developer / Consultants. The Schedule of items and quantity required for the entire work as calculated by _____Quantity Surveyor* appointed by Developer/Engineer. the assumpption of thc cost of rnaterial. labour and othcr inputs made by developer. and the site inspection carried out by us to ascertain / confirm the above analysis given to us.

3. I estimate Total Estimated Cost of completion of the building(s) of the aforesaid projectunder reference as Rs.283023000 (Total of Table A and B) at the time of Registration. The estimated Total Cost of project is with reference to the Civil, MEP 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 of obtaining occupation certificate /completion certificate for the Building(s) / Wing(s)/Layout/ Plotted Development from the_____ being the Planning Authority under whose jurisdietion the aforesaid project is being implemented.

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ADD: 103,PRINCE PALACE, (JAYANTILAL VAISHNAV X LANE),
KHOT LANE, GHATKOPAR (W), MUMBAI-400 086.

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4. The Estimated Cost Incurred till date is calculated at Rs. ---- 267515050.00 (Total of Table A and B).
The amount of Estimated Cost Incurred is calculated on the base of amount ofTotal Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartment and proportionate cornpletion of internal & external works, as per specifications mentioned in agreement of sale,

of the project is estimated at Rs. 15507950.00 (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 &extenal works, as per specifications mentioned in agreernent of sale, of the aforesaid Project as compleled on the date of this certificate is as given in table A and B below:

TABLE A

Building /Wing/Layout/Plotted Development bearing Number_____ or called OM MAKRAND HEIGHTS

SR No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing/Layout/Plotted Development as on date of Registration is	254720700.00
2	Cost incurred as on date of certificate	254720700.00
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.00
5	Cost incurred on Additional/External Iteams not included in the Estimated Cost (Table - C)	

TABLE B

(Internal & External Developmnet works in Respect of the Registered Phase

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 Registraion is	28302300.00
2	Cost incurred as on date of certificate	12794350.00
3	Work done in Percentage (as Percentage of the estimated cost).	45%
4	Balance Cost to be Incurred (Based on Estimated Cost).	15507950.00
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table - C)	N.A



ADD: 103,PRINCE PALACE, (JAYANTILAL VAISHNAV X LANE),
KHOT LANE, GHATKOPAR (W), MUMBAI-400 086.

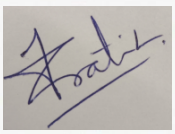
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Ref. No. _____ Date :- _____

Yours Faithfully,
Signature of Engineer. KIRTUKUMAR H. SHAH
License No. STR S/33
Agreed and Accepted by....



PARAS CONSULTANTS MUMBAI

K. H. SHAH B.E.M.I.E.
CHARTERED ENGINEER
M - 19425

Name : Pratik Diwani
Date :

*** Note:**

1.The scope of work is to complete Registered 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 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. (**) Balance Cost to be incurred (4) may vary from Difference between Total estimated Cost (l) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an estimated cost, any deviation in quantiay requircd for development of the Real Estale 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 deviations/qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

Table C

List of Extra/Additional/Deleted Items considered with Cost
(which were not part of the original Estimate of Total Cost)

Sr. No	List of Extra/Additioual / Deleted Items	Arnouut (In Rs,)
1		
2		