FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Date: 11-4-2025

To
SAMARPEET PROPERTIES PVT LTD
901 GLAMCENT PLOT NO 350
CENTRAL AVENUE ROAD
CHEMBUR EAST
MUMBAI 400071

Subject: Certificate of Cost Incurred for Development of THAPAR Le PARC having MahaRERA Registration Number P51800052495 situated on plot Bearing / CTS / Survey / Final Plot No.: 1269, 1269/ 1 to 20 at Chembur, Kurla, Mumbai Suburban, 400071 admeasuring 1006.10 sq. mts being developed by **SAMARPEET PROPERTIES PVT LTD**

Sir,

1. I/ We **Shri Pramod Modhe** have undertaken assignment of certifying Estimated Cost for THAPAR Le PARC having MahaRERA Registration number **P51800052495**, being developed by **SAMARPEET PROPERTIES PVT LTD**
2. We have estimated the cost of the 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 **Shri Pramod Modhe** 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 to ascertain/ confirm the above analysis given to us.
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.17,00,00,000/-** (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 of the project 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 MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 10,32,75,151/-** (Total of

Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials /services used and unit cost of these items.

5. The Balance Cost of Completion of the Civil, MEP and Allied works 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.6,67,24,849/-** (Total of Table A and 13).
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 13 below:

TABLE A

Building /Wing i Layout / Plotted Development bearing Number or called **THAPAR Le PARC** (to be prepared separately for each Building /Wing / Layout /Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the Building/Wing / Layout Plotted Development as on date of	15,00,00,000/-
2.	Cost incurred as on date of certificate	9,11,25,133/-
3.	Work done in Percentage (as Percentage of the estimated cost)	60.75%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	5,88,74,867/-
5.	Cost Incurred on Additional/Extra items not included in the Estimated Cost (Table —C)	NIL

TABLE B

Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	2,00,00,000/-
2.	Cost incurred as on date of certificate	1,21,50,018/-
3.	Work done in Percentage (as Percentage of the estimated cost)	60.75%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	78,49,982/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table —C)	NIL

Yours Faithfully

PRAMOD MODHE (ENGINEER)

Agreed and accepted by:
For Samarpeet Properties Pvt Ltd

Dinesh Thapar
Digitally signed by Dinesh Thapar
Date: 2025.04.11 17:58:40 +05'30'

Name: DINESH THAPAR (Promoter)
Date: 11-04-2025

SAMARPEET PROPERTIES PVT. LTD. CHEMBUR MUMBAI

*** 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 he 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 I 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.
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 in Cost

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

	List Of Extra/ Additional/ Deleted Items	Amount (In Rs.)
	NIL	NIL