

**FORM 2
ENGINEER'S CERTIFICATE**

Date: 11/07/2023

To,
M/s. Varsha Buildcon
1003 – 4, Shelton Cubix,
Plot No.87, Sector 15,
CBD Belapur, Navi Mumbai – 400 614

Subject: Certificate of Cost Incurred for Proposed Residential & Commercial Building 'BALAJI SKYLINE' on Plot no. 56, Sector 34A, Kharghar, Navi Mumbai having MahaRERA Registration Number being developed by for M/s. Varsha Buildcon Through Partner Mr. Chunilal Budhaji Choudhary & Mr. Mohansingh Tararamji Choudhary

Sir,

1. We M/s. Epicons Consultants Pvt. Ltd. have undertaken assignment of certifying Estimated Cost for **above referred Residential & Commercial building "BALAJI SKYLINE" having MahaRERA Registration Number being developed by M/s. Varsha Buildcon.**
2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal and external works of the project as per specifications mentioned in the agreement for sale. Our estimated cost calculations are based on the Drawings / plans made available to us for the project under reference by the Developer. The Schedule of items and quantity required for the entire work as calculated by M/s. Epicons Consultants Private Limited - Quantity Surveyor appointed by Developer/ Engineer, 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 aforesaid project under reference at **Rs. 55,80,00,000/-** (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 and external works, as per specifications mentioned in the agreement for sale and for the purpose of obtaining occupation certificate / completion certificate for the buildings from the CIDCO Ltd being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

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Tel: 91 - 22 -2547 1144, 2547 2356, 2547 5434. Fax : 2547 2359
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Near Andheri Rly. Station, Andheri (E), Mumbai - 400 069
Tel:2682 6215



4. The Estimated Cost Incurred till date is calculated at **Rs. NIL/- (Total of Table A and B)**. The amount of Estimated Cost Incurred is calculated on the base 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 and external works, as per specifications mentioned in the agreement for sale, of the project is estimated at **Rs. 55,80,00,000/- (Total of Table A & B)**.

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal and external works, as per specifications mentioned in the agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B Below.

TABLE - A

Subject: Proposed Residential & Commercial Building 'BALAJI SKYLINE' on Plot no. 56, Sector 34A, Kharghar, Navi Mumbai for M/s. Varsha Buildcon Through Partner Mr. Chunilal Budhaji Choudhary & Mr. Mohansingh Tararamji Choudhary

Sr. No.	Particulars	Amounts
1	Total Estimated cost as on date of Registration is	<u>Rs. 46,50,00,000/-</u>
2	Cost incurred as on date of this Certificate	<u>Zero</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>Zero</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 46,50,00,000/-</u>
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table C)	<u>NIL</u>



TABLE - B

Subject: Proposed Residential & Commercial Building 'BALAJI SKYLINE' on Plot no. 56, Sector 34A, Kharghar, Navi Mumbai for M/s. Varsha Buildcon Through Partner Mr. Chunilal Budhaji Choudhary & Mr. Mohansingh Tararamji Choudhary

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	<u>Rs. 9,30,00,000/-</u>
2	Cost incurred as on date of Certificate	Zero
3	Work done in Percentage (as Percentage of the estimated cost)	<u>Zero</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 9,30,00,000/-</u>
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table C)	<u>NIL</u>

Yours faithfully,

For **EPICONS CONSULTANTS PVT. LTD.**


ANAND KULKARNI
(DIRECTOR)

Consulting Structural Engineer



Agreed and Accepted by:

Signature of Promoter

For **VARSHA BUILDCON**

Name: **CHUNILAL BUDHAJI**
CHOUDHARY


PARTNER

Date: 11/07/2023

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 (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)

Sr. No.	List Of Extra/ Additional/ Deleted Items	Amount (In Rs.)
	NIL	NIL

