



SHANTI CONSULTANTS

R.C.C. Consultants Structural Engineers

Regd. No. STR/P/87

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ENGINEER'S CERTIFICATE

FORM - 2

Date :- 23rd March, 2022

To

M/s. Sagar Homes,

2/5, Ratna Niwas, Nityanand Hotel,
Near Railway Station, Bhaji Market,
Dombivli (East) - 421201

Subject :- Certificate of Cost Incurred for Development of "**BHAGWATI CELESTE**" of the First phase Of the Project [RERA Registration Number] situated on Plot Bearing C.T S. No.- 5537, 5538, 5543, 5544, 5648 To 5671, 5672/1 To 5672/4, 5672/9 To 5672/20, 5673 To 5681, 5683, 5684, 5776 To 5797 & 5849, 5850 demarcated by its boundaries (latitude and longitude of the approximate center points) 19°12'31.8" to the North & 73°04'53.2" to the East of Division Konkan, Village Ayre, Dombivli (East), Taluka Kalyan, District – Thane, Building plan sanctioned by Kalyan Dombivali Municipal Corporation vide their Revised sanction No. KDMC/TPD/BP/DOM/2019-20/04/460, Dated – 25/01/2022) admeasuring approximate as per C.T.S. Extract 3531.70 Sq.mts. & Out of that 4306.00 Sq.mts area Being Developed By **M/s. Sagar Homes.**

Ref: RERA Registration Number _____

Sir,

We M/s. Shanti Consultants have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being "**BHAGWATI CELESTE**" of the Not phase of the Project, situated on the Plot Bearing C.T S. No.- 5537, 5538, 5543, 5544, 5648 To 5671, 5672/1 To 5672/4, 5672/9 To 5672/20, 5673 To 5681, 5683, 5684, 5776 To 5797 & 5849, 5850 of Division Konkan, Village Ayre, Dombivli (East), Taluka – Kalyan, District – Thane, Building plan sanctioned by Kalyan Dombivali Municipal Corporation vide their Revised sanction No.- KDMC/TPD/BP/DOM/2019-20/04/460, Dated – 25/01/2022) admeasuring approximate as per C.T.S. Extract 3531.70 Sq.mts. & out of that 4306.00 Sq.mts area Being Developed By **M/s. Sagar Homes.**

Following technical professionals are appointed by Owner I Promoter :-

- 1) **LANDMARK GROUP** as Architect;
- 2) **M/S. SHANTI CONSULTANT(Arvind S. Patel)** as Structural Consultant
- 3) **MEP Consultant** not appointed yet because **In house Staff of Developer**
- 4) **GANESH R. AKHADKAR** as Quantity Surveyor


SHANTI CONSULTANTS
Structural Engineers-Arvind S. Patel
License No.-B.M.C.-STR/P/87,
T.M.C.-1086/SE/2015, K.D.M.C-478.



- 1) 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 **GANESH R. AKHADKAR** 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.

We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 9,16,00,000/-** (Total of Table A-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 **K.D.M.C.** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

The Estimated Cost Incurred till **00/00/0000** date is calculated at **Rs. NIL /-** (Total of **Table A-B**)
The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

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 **K.D.M.C.** (planning Authority) is estimated at **Rs. 9,16,00,000/-** (Total of Table A-B)

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

TABLE - A
Building bearing called "**BHAGWATI CELESTE**"

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Building/Wing/Layout/Plotted Developments as on 17/03/2022 date of Registration is	Rs. 8,76,00,000/-
2	Cost incurred as on date of Certificate Date :-	Rs. NIL /-
3	Work done in Percentage (as Percentage of the estimated cost)	0.0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 8,76,00,000/-
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table - C)	Rs. NIL /-



TABLE – B
Building bearing called “BHAGWATI CELESTE”

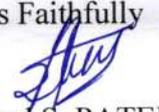
Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 17/03/2022 date of Registration is	Rs. 40,00,000/-
2	Cost incurred as on date of Certificate Date :-.....	Rs. Nil /-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 40,00,000/-
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table - C)	Rs. Nil /-

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	Amounts
1		
2		

Yours Faithfully


(Arvind S. PATEL)
Consulting Structural Engineer
Reg. No.- STR/P/87.
K.D.M.C. License No.- 478.

Agreed and Accepted by:

Signature of Promoter

Name :

Date :


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