

Ref: 77-33/R-1/552/2019

Date: 03/07/2019

FORM – 2 [see Regulation 3]

ENGINEER'S CERTIFICATE

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

To,

M/s SAMARTH SAI BUILDERS & DEVELOPERS

Behind 50-50 Dhaba, Opp. Essar Petrol Pump,

Haji Malang Road, Pisavli, Kalyan (E) -421 306.

Subject: Certificate of Cost Incurred for Development of [SEASON SAHARA] for Construction of **Building – 1** (MahaRERA Registration Number) situated on the Plot bearing S.No. 33, H. No.11, S.No.34,, H.No.9/10/11/12/14/15 demarcated by its boundaries at

Corner No	Latitude	Longitude	Description
North	19.12'50.2" N	73.07'50.2" E	15 Mtr D.P. Road
South	19.12'47.4" N	73.07'50.0" E	Namdev Sadan
West	19.12'49.0" N	73.07'51.2" E	Davakhar Elegance, 30 Mtr, Road
East	19.12'48.9" N	73.07'49.3" E	Sai Dham Chawl

Division **Kokan** Village: **Pisavli**, Taluka: **Kalyan**, District: **Thane**, Pin – **421306**, being developed by M/s **SAMARTH SAI BUILDERS & DEVELOPERS**. The **Building 1** is being developed on part of land (**4450.00 Sq. M** as Ph-1) out of total land admeasuring about **10880.00 Sq. M**.

Ref: MahaRERA Registration Number _____

Sir,

I **J. N. Chaudhari** has undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **Building – 1** situated on the plot bearing **S.No. 33, H. No.11, S.No.34,, H.No.9/10/11/12/14/15** of Division **Kokan** Village: **Pisavli**, Taluka: **Kalyan**, District: **Thane**, Pin – **421306**, being developed by **M/s SAMARTH SAI BUILDERS & DEVELOPERS**. The **Building 1** is being developed on part of land (**4450.00 Sq. M** as Ph-1) out of total land admeasuring about **10880.00 Sq. M**.

1. Following technical professionals are appointed by Owner / Promoter :-
 - (1) Shri. **M/s De-Con Consultants** as L.S. / Architect.
 - (2) Shri **A. R. Khasnis** as Structural Consultant
 - (3) M/s / Shri / Smt _____ as MEP consultant
 - (4) M/s Shri / Smt _____ as Quantity Surveyor*
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 references by the entire work as calculated by _____ quantity Surveyor* appointed by Developer/ Engineer, and the assumption of the cost of material , labor 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 28,16,04,324 /-** (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 **KDMC** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs 2,73,57,878 /-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated 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 **KDMC** (Planning Authority) is estimated at **Rs. 25,42,46,446 /-** (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:

TABLE A

Building bearing Number **Building - 1**

(to be prepared separately for each Building / wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Building / wing as On 04/04/2019 date of Registration is	Rs 27,35,78,788 /-
2	Cost incurred as on 03/07/2019 based on the Estimated Cost)	Rs 2,73,57,878/-
3	Work done in percentage (as percentage of the estimated cost)	10 %
4	Balance Cost to be Incurred (Based on estimated Cost)	Rs 24,62,20,910/-
5	Cost Incurred on additional / Extra items As on 03/07/2019 not included in The estimated Cost (Annexure A)	Rs 0 /-

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development works including amenities and Facilities in the Layout as 04/04/2019 Date of Registration is	Rs 80,25,536 /-
2	Cost incurred as on 03/07/2019 (based on the Estimated Cost)	Rs 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated cost)	Rs 80,25,536 /-
5	Cost Incurred on additional / Extra items As on 03/07/2019 not included in The estimated Cost (Annexure A)	Rs 0 /-

Yours faithfully

For, **ASCON**

Aarna Structural Consultants

Porte Nino

Porte Nino

(J.N.Chaudhari)

Director

Chartered Structural Engineer

IEI Regd. No. AM-150767-5

Lic. No.BMC/STR/C/61

Lic. No.KDMC/STR/SE/515



***Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time 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 of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked*
3. The estimated cost includes all labour, 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.

Annexure A

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

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