



SANGHVI CONSTRUCTION

CIVIL ENGINEERS & CONTRACTORS

Off. : 2/7, Manish Darshan, J.B. Nagar, M. V. Road, Near Jain Temple, Andheri (East), Mumbai - 400 059.
Off. : ☎ 2821 7972 Telefax : 2834 6616 E-mail : sancon2000@hotmail.com / sancon 2000@gmail.com

ENGINEER'S CERTIFICATE

Date : 15.07.17

To,

Shri. Malav Kakad
Kakad Housing Corporation
Kakad House, New Marine Lines,
Mumbai - 400 020.

Subject :

Certificate of Percentage of Completion of Construction Work of Two+ One Handover Building(s)/ "C", "D" & Handover Wing(s) of the Second Phase of the Project Kakad Paradise situated on the Plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 115 / 116 / 117 Demarcated by its boundaries (latitude and longitude of the end points) 19°16'00.6"N 72°52'18.3"E to the North 19°15'56.5"N 72°52'19.7"E & 19°15'56.7"N 72°52'16.7"E to the South 19°15'57.6"N 72°52'18.9"E to the East 19°15'57.5"N 72°52'15.1"E to the West of Division 115/4, 5, 10, 11, 14, 15, 18, 19, 20, 21, 22, 23, 116/2, 3, 117/1 Village Mahajan Wadi Taluka Mira Road District Thane PIN Code No. 401104 admeasuring 7907.09 sq.mts. area being developed by Kakad Housing Corporation

Ref: _____

Sir,

I/ We Bipin Sanghvi, Partner of Sanghvi Construction have undertaken assignment of estimated cost for the subject Real Estate Project to be registered under MahaRERA, being Two+ One Handover Building(s)/ "C", "D & Handover Wing(s) of the Second Phase situated on the plot bearing C.N. No/ CTS No./Survey No./Final Plot No. 115, 116, 117 of Division 115/4, 5, 10, 11, 14, 15, 18, 19, 20, 21, 22, 23, 116/2, 3, 117/1 Village Mahajan Wadi Taluka Mira Road, District Thane PIN Code No. 401104 admeasuring 7907.09 sq.mts. area being developed by Kakad Housing Corporation

1. Following technical professionals are appointed by Owner / Promoter:—

- i) M/s. A Plus I Design as Architect.
- ii) M/s. Parikh & Kulkarni as Structural Consultant.
- iii) M/s. Faircon & Sunil Services as MEP Consultant
- iv) Mr. Amit Sanghvi Site Supervisor.

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 reference by the Developer and Consultants and the Schedule of items and quantity for the entire works as calculated by Amit Sanghvi Partner of Sanghvi Construction quantity Surveyor[®] appointed by Developer / Engineer, and the assumption of the cost of materials, labour and other inputs made by developer, and the site inspection carried out by us.



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3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 69,50,00,000/- (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 M B M C being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 8,85,42,224/- (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 M B M C (planning Authority) is estimated at Rs. 60,64,57,776/- (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/Wing "C," "D" & Handover bearing Number called Kakad Paradise Phase II

Sr. No	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the building/wing as on <u>15.07.2017</u> date of Registration is	Rs. <u>56,50,00,000.00</u>
2	Cost incurred as on <u>15.07.2017</u> (based on the Estimated cost)	Rs. <u>6,97,52,517.00</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>12.35 %</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>49,52,47,483.00</u>
5	Cost Incurred on Additional /Extra Items as on <u>15.07.2017</u> not included in the Estimated Cost (Annexure A)	Rs. <u>00</u>



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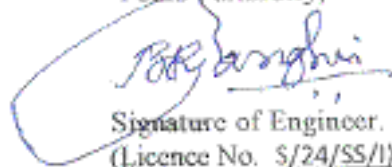
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TABLE B

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

Sr. No.	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date <u>15.07.2017</u> of Registration is	Rs. <u>13,00,00,000.00</u>
2	Cost incurred as on <u>15.07.2017</u> (based on the Estimated cost)	Rs. <u>1,87,89,707.00</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>14.4</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>11,12,10,293.00</u>
5	Cost Incurred on Additional /Extra Items as on <u>15.07.2017</u> not included in the Estimated Cost (Annexure A).	Rs. <u>0</u>

Yours Faithfully,



Signature of Engineer.
(Licence No. S/24/SS/1)

*** Note :**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as 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 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. 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 parts of the original Estimate of Total Cost)