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PENTACON STRUCTURAL CONSULTANTS PVT. LTD.

CONSULTING CIVIL & STRUCTURAL ENGINEERS

Regd. Office : A-102, Devi Darshan, Tembhi Naka, Thane (W) 400 601 Telefax : 2544 3395 / 2533 5426 Email : office@pentacon.co.in

Branch Office : Ground Floor, Janki Apartment, Near Mhaskar Hospital, Murbad Road, Kalyan (W) 421301 Phone : 0251-2213460 / 2213497

ENGINEER'S CERTIFICATE FORM-2

Date:19/02/2023.

To,
M/S Satnam Enterprises (Owner)
M/S Nakshatra Builders. (P.O.A.H)
Room No.1, Borlikarchawl,
Near Vinod CHS. Soc. ,Edulji road,
Charai, Thane (W). 400601.

Subject: - Certificate of Cost Incurred for Construction Work of Residential & commercial development proposed on Amenity plot no A-06 along with Encroached plot no. 4 on land bearing S.no.206/ H.no.1(pt),4(pt) & 6(pt),a part of Vartak nagar Mhada layout, situated in village Majiwada, sector -IV, demarcated by its boundaries (latitude 19° 12'52.93" N and longitude 72° 57' 39.12" E of the end points)

To the North - Proposed 40.00 M.W. DP Road

To the South - 12.20 M W Layout Road

To The East - 12.20 M W Layout Road

To The West - Building No.33

of Sector IV, Vil- Majiwada, Tal- Thane, Dist- Thane, Pin- 400606
admeasuring 2250.68 sq.mt. area being developed by M/s. Nakshatra Builders.

Ref: MahaRERA Registration Number P51700029554.

Sir,

I, Mr. AnandSawant have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being buildings situated Amenity plot no A-06 along with Encroached plot no. 4 on land bearing S.no.206/ H.no.1(pt),4(pt) & 6(pt),a part of Vartak nagar Mhada layout, situated in village Majiwada, sector -IV,Vil- Majiwada, Tal- Thane, Dist- Thane, Pin- 400606, admeasuring 2250.68 sq.mt. area being developed by M/s. Nakshatra Builders.



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

- (i) Shri A.G.Jathar(M/s Design Consortium)as Architect .
- (ii) M/s. Pentacon Structural Consultant Pvt. Ltd. as Structural Consultant
- (iii) Mr.IbadPaitas 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 reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Mr.IbadPait_-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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 39,00,00,000/-**(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 **T.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. 26, 63, 13,043/-**(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 **K.D.M.C.**(Planning Authority) is estimated at **Rs. 25, 18, 62,882/-**(Total of Table A& 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 :



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Table A

Sr.No.	Particulars	Amount in Rs.
1	Total Estimated cost of the building/wing as on 31.01.2023 date of Registration is	Rs.51,81,75,925/-
2	Cost incurred as on 31.01.2023 (based on the Estimated cost)	Rs. 26, 63, 13,043/-
3	Work done in Percentage (as Percentage of the estimated cost)	51.39 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 25,18,62,882/-
5	Cost Incurred on Additional /Extra Items as on 31.01.2023not included in the Estimated Cost (Annexure A)	Rs. 10,44,62,655/-

TABLE B

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 31.01.2023 date of Registration is	Rs. 3,00,00,000/-
2	Cost incurred as on 31.01.2023 (based on the Estimated cost)	Rs. 26, 63, 13,043/-
3	Work done in Percentage (as Percentage of the estimated cost)	51.39 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 25,18,62,882/-
5	Cost Incurred on Additional /Extra Items as on 31.01.2023not included in the Estimated Cost (Annexure A)	Rs. 10,44,62,655/-

Yours Faithfully,



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For PentaconStructural Consultants Pvt. Ltd.

(A.J.Sawant)

Director

Chartered Engineer

Lic. No.BMC/STR/S/223.

Lic. No.TMC/984.

Pentacon Structural Consultants Pvt. Ltd.
A-102, FIRST FLOOR, DEVI DARSHAN,
TEMBHI NAKA, THANE (W) - 400 601.
TEL.: 2533 5426/2544 3395

*** 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 part of the original Estimate of Total Cost).