



DIPTI KHEDEKAR & ASSOCIATES

Project Management Consultants, NDT, QA-QC, Tendering, Design Review,
Project Planning & Monitoring, Quantity Surveyors & Cost Estimators

Arun Khasnis
RCC Consultant
Govt. Approved Valuer

Dipti Khedekar
B.E. (Civil), MS (USA)

Abhishek Khedekar
B.E. (Civil), PGPPM, AMIE
MBA (Operations)

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)

Date: 25.06.2019

To
Shri. Balaram Ambo Jadhav & Others,
Om Construction
Shop No. 11 Satkar Tower
Vishnu Pawashe Chowk,
Sakharam Nagar, Katemanivali, Kalyan - (E)
Dist: Thane, State : Maharashtra.

Subject: Certificate of Cost Incurred for Development of " _____ Building , for
Construction Work of 2 nos of Building (BLDG1 & BLDG2) (Maha RERA
No.....) situated on the plot bearing S.No.20,H.NO.3/1/3/2,5 by its
NORTH- S.NO.20,H.NO.4
SOUTH - S.NO.17,30.00 MTR WIDE D.P. ROAD
EAST - S.NO.20,H.NO.6
WEST- S.NO.30,H.NO.2
of Konkan Division village Katemanivali taluka Kalyan District Thane PIN
421306 admeasuring 3970.00 Sqmtr area being developed by Shri. Balaram
Ambo Jadhav & Others. M/s Om Construction Kalyan (E).

Ref: Maha RERA Reg no :
Sir,

I/ We Dipti Khedekar & Associates have undertaken assignment of certifying
Estimated Cost for the Subject Real Estate Project proposed to be Construction
Work of 2 nos of Building (BLDG1 & BLDG2) (Maha RERA
No.....) situated on the plot bearing S.No.20,H.NO.3/1/3/2,5 by its
of Konkan Division village Katemanivali taluka Kalyan District Thane PIN 421306
admeasuring 3970.00 Sqmtr area being developed by Shri. Balaram Ambo Jadhav
& Others. M/s Om Construction Kalyan (E).

Aphedekar

Contact Details: -

Mob.: +91 9167407225 Off.: +91 2512326605
E-Mail ID: - dkassociates2015@gmail.com

Office Address:-

Flat No. 603, 6th Floor, Om Vijaykrishna Apartment,
Lal Chowkey, Kalyan (W) - 421301

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) **Shri.A.S. Dastane** as L.S. / Architect ;
 - (ii) **Shri A. R. Khasnis** as Structural Consultant
 - (iii) **M/s Not Applicable** as MEP Consultant
 - (iv) **Shri.Vijay Yadav** as Site Supervisor
 - (v) **Smt. Dipti Khedekar** 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 reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by **Shri/Smt. Dipti Khedekar** 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.12,17,78,369/-** (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 **Kalyan Dombivli Municipal Corporation** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 1,33,82,989** /- (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 **Kalyan Dombivli Municipal Corporation** (planning Authority) is estimated at **Rs. 10,83,95,379** /- (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 :

Dipti Khedekar

TABLE A

BUILDING NO. 1 "STILT+ 4"

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on <u>25-06-2019</u> date of Registration is	<u>Rs.4,79,66,753 /-</u>
2	Cost incurred as on <u>25-06-2019</u> (based on the Estimated cost)	<u>Rs.1,02,57,584</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>21%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 3,77,09,169/-</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	<u>0/-</u>

TABLE A

BUILDING NO. 2 "STILT+ 4"

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on <u>25-06-2019</u> date of Registration is	<u>Rs.6,71,92,792/-</u>
2	Cost incurred as on <u>25-06-2019</u> (based on the Estimated cost)	<u>Rs.31,25,405</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>5%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 6,40,67,387/-</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	<u>0/-</u>

Attache Kal

TABLE B

BUILDING NO. 1 & 2 "STILT+ 4"

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on <u>25-06-2019</u> date of Registration is	<u>Rs.66,18,823/-</u>
2	Cost incurred as on <u>25-06-2019</u> (based on the Estimated cost)	<u>Rs0/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>0%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs.66,18,823 /-</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	<u>0/-</u>

Note: The building is sanctioned for " ST+4" and proposed for "St+16"

Yours Faithfully
For Dipti Khedekar & Associates

Dipti Khedekar

Dipti Khedekar



*** 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)