

PRO-TECH CONSULTANTS

CONSULTING STRUCTURAL ENGINEERS
REPAIRS & RE-STORATION CONSULTANT



RAJESH B. DUBEY

Structural Engineer

Reg No STR/D/114

8, 8A, 1st Flr., Vishal Apt. Temba Hospital Road, Opp. Maxus Mall Banquet Hall, Bhayandar (W) - 401 101.
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Branch Office : B-105, Sheetal Shopping Centre, B.P. Road, Bhayandar (East) - 401105. Tel.: 28190014

FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

REF: PC/428/RERA/02/2023

DATE: 31-03-2023

To,
SALASAR REALTORS,
Salasar Business House,
Shree Vallabh Building, Near D'Mart,
Bhayandar (West), Dist: Thane,
Maharashtra-401101

Subject: Certificate of Cost Incurred for Development for Construction work of Building named "**SALASAR KASTURI SOLITAIRE**" (MahaRERA Registration Number- **P51700048347**) the Project situated on the Land bearing Survey No./Hissa No.(Old) 670, 671/2&3,(New) 253, 261/2&3 Demarcated by its boundaries 673 to the North, 662 to the South, Survey No. 675 to the East & 668 to the West, Division: **KonKan**, Village: **Bhayandar**, Taluka & Dist: **Thane** Pin – **401101**, total Plot Area admeasuring **2265.00** Sqmts. out of **22911** sq.mts., and total Approved Built Up area admeasuring **13999.80** sq.mts being developed by **SALASAR REALTORS**.
Sir,

I/ We, **Rajesh B. Dubey (M/s Protech Consultants)** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under **MahaRERA Registration Number P51700048347**, Known as "**SALASAR KASTURI SOLITAIRE**" the Project situated on the Land bearing Survey No./Hissa No.(Old) 670, 671/2&3, ,(New) 253, 261/2&3 Demarcated by its boundaries 673 to the North, 662 to the South, Survey No. 675 to the East & 668 to the West, Division: **KonKan**, Village: **Bhayandar**, Taluka & Dist: **Thane** Pin –**401101**, Total Plot Area admeasuring **2265.00** Sqmts. out of **22911** sq.mts., and Total Approved Built Up area admeasuring **13999.80** sq.mts., being developed by **SALASAR REALTORS**.

- Following technical professionals are appointed by Owner/Promoter:-
 - M/s. **Tej's Consultants** as Consulting Architect/L.S.
 - Rajesh B. Dubey (M/s. Pro-Tech Consultants)** as Structural Consultant,
 - Shri. **Premnath S. Chougule** as Quantity Surveyor,
- I/We have estimated the cost of the completion to obtain Occupation Certification/ Completion Certificate, of the Civil, MEP and Allied works, of the Building 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 **Premnath S. Chougule** quantity Surveyor appointed by Developer, and the assumption of the cost of material, labour and other inputs made by developers, and the site inspection carried out by us.
- I/We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as **Rs. 75.00 Crore**. 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 from the **MIRA-BHAYANDAR MUNICIPAL CORPORATION** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
- The Estimated Cost Incurred till date is calculated at **Rs. 8.883 CRORE**. (Total of Table A). The amount of Estimated Cost Incurred is calculated on the basis of input materials/ services used and unit cost of these items.



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5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building of the subject project to obtain Occupation Certificate /Completion Certificate from **MIRA-BHAYANDAR-MUNICIPAL CORPORATION** (planning Authority) is estimated at **Rs.66.116 Crore**.
6. I certify that the Cost of the Civil, MEP and allied work for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A below.

TABLE A
Building Name "SALASAR KASTURI SOLITAIRE"

Sr. No.	Particulars	Amount in CRORE
1	Total Estimated cost of the Building/ Wing/ Layout/ Plotted Development as on 31-10-2022 date of Registration is	Rs. 75.00
2	Cost incurred as on 31-03-2023.	Rs. 8.883
3	Work done in Percentage (as Percentage of the estimated cost)	11.844%
4	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 66.116
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Table - C)	NIL

Yours Faithfully,

Rajesh B. Dubey
Consulting Structural Engineer
M.C.G.M.Reg. No. STR/D/114. (STR: 840014721)
Maharashtra State Reg. No. – STATE/R/2022/APL/01924



Agreed and Accepted by,

Signature of Promoter
Name – **SALASAR REALTORS**
Date - **31-03-2023**