

Dinesh N. Patel (B. E. Civil)



D. N. Patel & Associates

LICENCED SURVEYOR / ENGINEER & R.C.C. CONSULTANT

101, Peter Plaza, Near Gurukul Tower, J. S. Road, Dahisar (W), Mumbai-400068
Tel : 9326693984 | Email : dnpatel2011@gmail.com

FORM-II

ENGINEER'S CERTIFICATE

To,

Date: 31/12/2021

M/S. Sai Construction,
Ground shop no-04 Rekha Apartment,
Vimal Dairy Lane, Goddev village,
Thane Maharashtra 401105.

Subject: Certificate of Cost Incurred for Development of Building type – Wing-A (Gr+10) Developer named “J.K. HEIGHTS” Construction of the Applied (MahaRERA Registration Number) situated on the Plot bearing S.No. 242(Old) 33(New) H.No. 2Pt., 7 & S.No. 241(Old) 34(New) H.No. 4Pt., 6 at village Navghar Tal. & Dist.- Thane pin-401107 demarcated by its boundaries (latitude and longitude of the end points) 19.30321386947042, 72.87051001356427 to the North; 19.301831052309343, 72.8711245877884 to the South; 19.302763123821315, 72.87094452475363 to the East; 19.302526632103557, 72.87041792371701 to the West. The total built up (F.S.I.) area for purpose of cost calculation is 3200.62 Sq.Mt. area being developed by M/S. Sai Construction MahaRERA Registration Number Applied

Dear Sir,

I/ We Dinesh N. Patel (B.E. Civil) have undertaken assignment of certifying Estimated Cost for the Subjected Real Estate Project proposed to be registered under MahaRERA, being Building name “J.K. HEIGHTS” (Gr+10) on plot bearing S.No. 242(Old) 33(New) H.No. 2Pt., 7 & S.No. 241(Old) 34(New) H.No. 4Pt., 6 of Village - Navghar, Tal. & Dist. - Thane - 401107 Developed by M/s. Sai Construction.

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

- (i) Mr. Mario. E. Correa as Architect.
- (ii) Mr. Dinesh N. Patel as Structural Consultant
- (iii) Shri. Sachin Shirke as Site Supervisor.



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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 D.N. PATEL 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 16,83,00,000** (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 Mira Bhayandar 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. **6,83,00,000** (Total of Table A & 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 10,00,00,000** (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 :

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TABLE A

Building Number or called "J.K. HEIGHTS"

(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-A as on 13/10/2021 date of Registration is Land Cost Rs. 6,83,00,000/- + Construction Cost Rs. 10,00,00,000/-	16,83,00,000/-
2.	Cost incurred as on (Based on the Estimated Cost) Land Cost & Construction Cost.	-----/-
3.	Work done in Percentage (as Percentage of the estimated cost)	-----/-
4.	Balance Cost to be Incurred (Based on Estimated Cost)	-----/-
5.	Cost Incurred on Additional / Extra Items as on 13/10/2021 not included in the estimated cost (Annexure A)	-----

TABLE B

Building Number or called "J.K. HEIGHTS"

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

Sr. No.	Particulars	Amounts
1.	Total Estimated cost Internal and External Development Works including amenities and Facilities in the in the layout as on _____ date of Registration i.a.	-----
2.	Cost incurred as on _____ (Based on the Estimated Cost)	-----
3.	Work done in Percentage (as Percentage of the estimated cost)	-----
4.	Balance Cost to be Incurred (Based on Estimated Cost)	-----
5.	Cost Incurred on Additional / Extra Items as on -----not included in the estimated cost (Annexure A)	-----

Yours Faithfully,

For D. N. PATEL & ASSOCIATES

(D. N. PATEL)

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& R.C.C. CONSULTANT
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