

K. R. PATEL & ASSOCIATES

CONSULTING STRUCTURAL ENGINEERS

Shop No. 5, Dream Tower, Plot No. E-93&94, Sector 3, Belpada,
Kharghar, Navi Mumbai - 410210. E-mail : er.kamleshpatel@gmail.com

FORM-2
[see Regulation 3]

ENGINEER'S CERTIFICATE

Date: 30/06/2021

To,
M/S. SEVAN HILL GROUP,
Through Partner
Mr. Kiritkumar R. Patel & Two Others
Add:-201,Aangan CHS. Plot No.- 78 & 79,
Sector-19, Kharghar- 410210.

Subject: Certificate of Cost Incurred for Development of "SKY AVENUE" for Construction of Two building say to Wing-A & Wing-B of Phase 1 situated on the Plot bearing Gut No.-148/1 & 148/2, Demarcated by its boundaries Gut No.-154 Land to the North, Gut No.-154 Land to the South, 12M Wide Road to the East, Gut No.-148/2 (N.D.Z.) to the West of Division Konkan, Village- Valivali, taluka-Ambernath, District -Thane, PIN 421503 admeasuring Total Plot area =6001.60 and Total proposed Builtup area (Wing- "A & B")=5992.61 sq.mtr. being developed by M/S. SEVEN HILL GROUP.

Ref: MahaRERA Registration Number : P51700019995

Sir,

I, Kamlesh R Patel, partner of M/s. K. R. Patel & Associates, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 2 Buildings say to **Wing-A & Wing-B of Phase 1** of the project **SKY AVENUE** situated on the Plot bearing **Gut No.-148/1 & 148/2**, of Division Konkan Village- Valivali, taluka-Ambernath, District -Thane, PIN 421503 admeasuring Total Plot area =6001.60 and Total proposed Builtup area (Wing- "A & B")=5992.61 sq.mtr. being developed by M/S. SEVEN HILL GROUP.

1. Following technical professionals are appointed by Owners / Promoters:-

- M/s. R.K Khambayat. M/s Raj associate as Architect;
- M/s. K. R. Patel & Associates Pro. Kamlesh R. Patel as Structural Consultant
- Mr. Keval Chopada as Site Surveyor


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STRUCTURAL ENGINEER
KAMLESH R PATEL
NMMC/TPO/S.E./158

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2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil 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 Kamlesh R. Patel appointed by Developers, and the assumption of the cost of material, labour and other inputs made by developers, 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 14,69,05,000/- (Rupees Fourteen Crores Sixty nine Lakh Five Thousand only) (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 Town Planner, K.B.M.C. Nagar Parisad, Maharashtra being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 7,26,00,000/- (Rupees Seven Crores, Twenty Six Lakh only) (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 Town Planner, K.B.M.C. Nagar Parisad, Maharashtra (planning Authority) is estimated at Rs. 7,43,05,000/- (Rupees Seven Crores Forty Three Lakh Five Thousand only) (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

Project Sadguru Harmony Phase-I

1) Building No. 1 - Wing A (Total area in sq fts : 55428.4 in Built up area)

Sr. No	Particulars	Amounts
1	Total Estimated cost of construction of the building/wings	Rs. 7,80,45,000 /-
2	Cost incurred as on 30/06/2021 (based on the Estimated cost)	Rs. 6,24,50,000 /-
3	Work done in Percentage (as Percentage of the estimated cost)	70.53%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,29,95,000 /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. 0/-

2) Building No. 2 - Wing B (Total area in sq fts : 39,763 in Built up area)

Sr. No	Particulars	Amounts
1	Total Estimated cost of construction of the building/wings	Rs. 5,58,60,000 /-
2	Cost incurred as on 30/06/2021 (based on the Estimated cost)	Rs. 1,75,50,000 /-
3	Work done in Percentage (as Percentage of the estimated cost)	31.41%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,83,10,000 /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. 0/-



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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	Rs. 1,30,00,000 /-
2	Cost incurred as on 30/06/2021 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,30,00,000 /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. 0 /

Yours Faithfully



Signature of Engineer
(Licence No : NMMC/TPO/S.E./158)

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