RAJESH KHATATE

CIVIL STRUCTURAL CONSULTANAT

Shreedeep Society,A/S,Manisha nagar, kalwa, Thane-400605.

Tel No:- 25428929/9892688497. E-mail :-rajesh.khatate06@gmail.com

FORM-2

[see Regulation3]

ENGINEER'S CERTIFICATE

Date: 31/12/2022

To

M/S PATIL DEVELOPERS

7-B, Santosh Complex, Near Hotel Mayur,

Diva Agasan Road,

Diva (E).

Sub : Certificate of the cost incurred for Development of Project Sudama Greens.

For construction of DIVINE HEIGHTS building situated on plot bearing

S No. 167/2A,167/3 Davale District Thane, demarcated by its boundaries

19.169483, 73.047225 to the North & 19.168814, 73.047236 to the south,

19.699253, 73.047689 to the east, 19.169235, 73.046724 to the west

Division kokan of village –Davale Taluka – Thane, District – Thane, Pin-

400612,admeasuring 6940.00 Sq.Mtrs.Area being developed by

M/S PATIL DEVELOPERS

Sir,

I Rajesh Khatate have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being DIVINE HEIGHTS Building situated on the plot bearing S.No.167/2A, 167/3, situate, lying and being at villege:- Davale, Taluka and District Thane-400612.

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

(i) M/s JOSHI AND DESHWARE AND ASSOCIATES as architect.

(ii) M/s ASSOCIATED CONSULTANTS as Structural Consultant.

(iii) M/s ENVIRO-CON as MEP Consultant

(iv) Shri. GAUTAM GOVIND PRASAD as site supervisor/Engineers.

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 office of 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. 74,24,06,368/- (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 Thane 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.36,04,19,752/-(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 Thane Municipal Corporation (planning Authority) is estimated at Rs. 38,19,86,616/-(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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* 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.

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TABLE A

Building No. C1

DIVINE HEIGHTS

Sr. No	Particular	Amounts
1.	Total Estimated cost of Building No.C1 ason 30th September 2021 is	₹ 69,13,00,000
2.	Cost incurred as, on on 31st December 2022 (Based on the estimated Cost)	₹ 326620295
3.	Work done in percentage (as Percentage of Estimated Cost)	0.47%
4.	Balance Cost to be Incurred (Based On Estimated Cost)	₹ 364679705
5.	Cost Incurred On Additional / Extra Items as on on 31st December 2022 not included in the Estimated Cost (Annexure A)	₹ 0/-

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TABLE B

For the Entire Project – DIVINE HEIGHTS

Sr. No	Particular	Amounts
1.	Total Estimated Cost of Internal and External Development Works Including Amenities and Facilities in the layout as on 30th September 2021	₹ 51106368/-
2.	Cost Incurred as on on 31st December 2022 (Based on the Estimated Cost)	₹ 33799457.60/-
3.	Work Done in Percentage (as percentage of Estimated cost)	0.66%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	17306910.40
5.	Cost Incurred on Additional/ Extra Items as on on 31st December 2022 not included in the Estimated Cost (Annexure A)	₹ 0/-

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	Construction cost working for divine heights						
Sr.No.	Description of Work	Unit	Cost per Sft of BU	BUA	TOTAL	CONSTRUCTION COMPLET UPTO	COST INSURED UPTO DATED 31.12.22
A.	RCC Works						
	Civil contractor labour	/sq ft	300	223000	66900000	63.34%	42374460
	Excatavation & refilling	/sq ft	25	223000	5575000	63.34%	3531205
	Steel	8kg/ sq ft @rate 50/kg	400	223000	89200000	63.34%	56499280
	Cement	1bag/sq ft@rate 300/bag	300	223000	66900000	63.34%	42374460
	Row Matterial	Only for Rcc	150	223000	33450000	63.34%	21187230
	Anti-Termite Treatment	/sq ft	25	223000	5575000	63.34%	3531205
			1200				
B.	Brick work & plaster						
	Civil contracter labour	/sq ft	200	223000	44600000	63.34%	28249640
	Block	/sqft @3000/m^3	200	223000	44600000	63.34%	28249640
	Sand for plaster	/sqft @3000/ton	200	223000	44600000	63.34%	28249640
	Waterproofing Matterial for plaster		25	223000	5575000	63.34%	3531205
	Wooden Door fram	600fram @4000/fram	15	223000	3345000	63.34%	2118723
	RCC Grills	Lumsum	10	223000	2230000	63.34%	1412482
	Railing	85/sqft	25	223000	5575000	63.34%	3531205
	Waterproofing Works w.c ,bath & f.b only with Matterial &		25	223000	5575000	63.34%	3531205
	Granite matterial & fixing for window w.c bath door with la		50	223000	11150000	63.34%	7062410
			750				
C.	FINISING WORK						
	Waterproofing Works for trace only with Matterial & labou		25	223000	5575000	0	0
	Plumbing fitting with matterial		100	223000	22300000	31.66%	7060180
	Electrical Fitting with material		100	223000	22300000	31.66%	7060180
	POP & Gypsum with matterial		125	223000	27875000	31.66%	8825225
	Aluminium Windows and Louvers		100	223000	22300000	31.66%	7060180
	Flooring / Dado / Platform		125	223000	27875000	31.66%	8825225
	Wooden Door Shutters		25	223000	5575000	31.66%	1765045
	Painting		100	223000	22300000	0	0
	Fire fitting		150	223000	33450000	31.66%	10590270
	Lift		150	223000	33450000	0	0
	Solar		50	223000	11150000	0	0
	Miscellaneous		100	223000	22300000	0	0
			1150		0		
D.	A+ B + C = D	1200+750+1150=	3100	223000	691300000		326620295

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Table 1

Cost Estimate for amenities of Building No. C1

DIVINE HEIGHTS

		Unit	Area	Rate	TOTAL	Persentage wise work complete as on till dated 31.12.22	
A.	Club House	Sft	2500	5000	12500000	100%	12500000
B.	Sewage Treatment Plant with RCC and a	L.s	1	5000000	5000000	50.0%	2500000
C.	Solid wast disposal plant	L.s	1	250000	250000	0	0
D.	Rain Water Harvesting	Rft	1200	1000	1200000	70.0%	840000
E.	Internal roads (9 M Wide)	Rft	2000	2000	4000000	70.0%	2800000
F	Paving of Open Spaces	Sft	30000	200	6000000	65%	3900000
G.	Internal Lighting and CCTV	L.S	1	2000000	2000000	25%	500000
H.	Garden / Child Play Area	L.S	1	5000000	5000000	70.0%	3500000
I.	Sub Station / Generator Back up	L.S.	1	4000000	4000000	0	0
J.	Compound Wall / Entrance Gate	Rft	2	2500000	5000000	50.0%	2500000
K.	Plant & Noc	Nos	100	15000	1500000	100%	1500000
L.	Children play equipment for garden		1	4656368	4656368	70.0%	3259457.6
					51106368		**33799457.6**
					742406368		**360419752.6**

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