

# Lad Consultants

2/25, Palangwala Bldg, Gokhale Society Cross Lane, Parel Mumbai-400 012.

Email : [siddheshlad@yahoo.com](mailto:siddheshlad@yahoo.com) Mob no. 72087 10084

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## FORM 2 ENGINEER'S CERTIFICATE

Date : 16.06.2021

To,  
The Sahaj Buildcon,  
2/448, Jethwa Niwas,  
Dr. B.A. Road,  
Matunga, Mumbai – 400019.

Subject: Certificate of Cost Incurred for Development of "SAROJ9" for Construction of building (MahaRERA Registration Number: **P51900013618**) situated on the C.S. No. 229/10 of Matunga Division, Plot No. 297 of Dadar Matunga Estate situated at Jn. of Sir Bhalchandra Road & Bhimani Street, towards South East - Sir Bhalchandra Road, towards North West – Plot no. 296 and towards South West – Plot No. 288, Konkan Division, village Matunga and District Mumbai – 400019 admeasuring total plot area of 739.13 Sq. mtrs. Area being developed by 'Sahaj Buildcon'.

**Ref: MahaRERA Registration Number - P51900013618**

Sir,

I, Siddhesh Suryakant Lad have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Redevelopment Project registered under MahaRERA Registration Number **P51900013618**, being **SAROJ9** for construction of Building bearing Plot no. 399, CS no. 297/10 of Matunga Division situated at Telang Road, Matunga East, Mumbai – 400019 admeasuring total plot area of 571.07 sq. mtr. area being re-developed by "M/s. **Sahaj Buildcon**".

1. Following technical professionals are appointed by Owner / Promoter :-
  - i. Shri Pandurang Narayan Bhohe of P.N. Bhohe & Associates as L.S. / Architect ;

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- ii. M/s. Achyut Watve of J+W Consultants LLP as Structural Consultant
  - iii. M/s. URJA Building services consultants Pvt Ltd as MEP Consultant
  - iv. Shri Rahul Chetan Dharod 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 Rahul Dharod 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. 23,92,50,000** (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 MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
  4. The Estimated Cost Incurred till 31<sup>st</sup> March 2020 date is calculated at **Rs. 14,34,30,375** (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 MCGM (planning Authority) is estimated at **Rs. 9,58,19,625** (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 :

**TABLE A**

Building called SAROJ9

S No	Particulars	Amount
1	Total Estimated cost of the building/wing as on 31 <sup>st</sup> March 2020 date of Registration is	23,92,50,000
2	Cost incurred as on 31 <sup>st</sup> March 2020	14,34,30,375

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	(based on the Estimated cost)	
3	Work done in Percentage (as Percentage of the estimated cost)	60%
4	Balance Cost to be Incurred (Based on Estimated Cost)	9,58,19,625
5	Cost Incurred on Additional /Extra Items as on 31 <sup>st</sup> March 2020 not included in the Estimated Cost (Annexure A)	NIL

**TABLE B**  
Building called **SAROJ9**

S No	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31 <sup>st</sup> March 2020 date of Registration is	NIL
2	Cost incurred as on 31 <sup>st</sup> March 2020 (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional /Extra Items as on 31 <sup>st</sup> March 2020 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

FOR LAD CONSULTANTS



Signature of Engineer  
(Siddhesh Lad)