

ENGINEER'S CERTIFICATE

Date: 28/05/2021

To,
M/s. Sai Homes
Mr. Ramesh H. Karale & Other.
Address: 002, Shri Saiswapna Apt.,
Near Swapna Nagari,
Belavali, Badlapur (W)-421503

Subject: Certificate of Cost Incurred for Development of Sai Homes for Construction of B-Wings A, B & C of the Project "KRISHNA SUDAMA RESIDENCY" [MahaRERA Registration Number P51700021284] situated on the Plot bearing on S.No.7A, H.No. 1/3, 1/4 demarcated by its boundaries (19.178353, 73.232743) Sr.No.7A(p) to the North, Land Bearing S.No.7A(p) to the South, Sr.No.7A(p) to the East, Sr.No.5(p) to the West of Division-Kokan Village-Belavali, Taluka-Ambarnath District- Thane, PIN-421503 admeasuring 5660.00sq.mts. area being developed by M/s. Sai Homes.

Ref: Maha RERA Registration Number P51700021284

Sir,

I Mr. Brijesh Parasiya have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being A, B & C- Wings of the Project "Krishna Sudama Residency" Plot bearing on S.No.7A, H.No.1/3, 1/4 of Village: Belavali, Taluka: Ambarnath, District- Thane, PIN- 421503 admeasuring 5660.00sq.mts. area being developed by M/s. Sai Homes

1. Following technical professionals are appointed by Promoter Firm: -

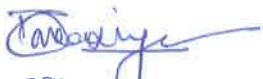
(i) Space Designer, Mrs. Arti V. Jamgaonkar as Architech.

(ii) KB CONSULTANTS, Mr. Brijesh Parasiya as Structural Consultant/RCC Engineer.

(iii) Mr. _____ as Site Engineer

3. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the A, B & C-wings of the project Sai Homes. 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 _____ quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us.

4. We estimate Total Estimated Cost of completion of the A, B & C- wing of the aforesaid project under reference as Rs. 12,78,93,854/- (Total of Table A+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 A, B & C-wings from the Kulgoan-Badlapur Nagar Parisad is being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.


BRIJESH D. PARASIYA
M.Tech(STR)

Consulting Engineer
G-009, Sun Villa,

B/H. Union Bank, Niketan, Plot No - 9A, Sector - 20, Kharghar, Navi Mumbai - 410 210.
Belavali, Badlapur (W)

Sun Villa Apt., near Union Bank, Datta Chowk, Belavali, Badlapur (W).

*** 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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Belvali, Badlapur (W)

5. The Estimated Cost Incurred till date is calculated at Rs. 3,95,89,560/- (Total of Table A+B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

6. The Balance cost of Completion of the Civil, MEP and Allied works of the A, B & C- wings of the subject project to obtain Occupation Certificate / Completion Certificate from Kulgoan-Badlapur Nagar Parisad estimated at Rs. 8,83,04,294/- (Total of Table A+B).

7. 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
PROJECT-Krishna Sudama Residency
A- Wing (Total area in Sqmts :2364.36)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the A-wing of the Project as on 21/05/2019 is	Rs. 3,52,52,608/-
2	Cost incurred as on 28/05/2021 (based on the Estimated cost)	Rs. 3,17,27,347/-
3	Work done in Percentage (as Percentage of the estimated cost)	90%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 35,25,261/-
5	Cost Incurred on Additional /Extra Items as on 28/05/2021 not included in the Estimated Cost (Annexure A)	Rs. 0 /-

TABLE A
PROJECT-Krishna Sudama Residency
B- Wing (Total area in Sqmts :2794.96)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the B-wing of the Project as on 21/05/2019 is	Rs. 4,16,72,854/-
2	Cost incurred as on 28/05/2021 (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. 4,16,72,854/-
5	Cost Incurred on Additional /Extra Items as on 28/05/2021 not included in the Estimated Cost (Annexure A)	Rs. 0 /-



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Belvali, Badlapur (W)

TABLE A
PROJECT-Krishna Sudama Residency
C- Wing (Total area in Sqmts :2396.87)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the C-wing of the Project as on 21/05/2019 is	Rs. 3,57,37,332/-
2	Cost incurred as on 28/05/2021 (based on the Estimated cost)	Rs. 78,62,213/-
3	Work done in Percentage (as Percentage of the estimated cost)	22%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,78,75,119/-
5	Cost Incurred on Additional /Extra Items as on 28/05/2021 not included in the Estimated Cost (Annexure A)	Rs. 0 /-

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 21/05/2019is	Rs.1,52,31,060/-
2	Cost incurred as on 28/05/2021(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.1,52,31,060/-
5	Cost Incurred on Additional /Extra Items as on 28/05/2021 not included in the Estimated Cost (Annexure A)	Rs. 0/

Yours Faithfully



Signature of Engineer
(Licence No. NPMC/TPO/S.E/268)

BRIJESH D. PARASIYA
M.Tech(STR)
Consulting Engineer
G-009, Sun Villa,
B/H. Union Bank,
Belvali, Badlapur (W)