



K. H. SHAH
B.E. (Civil) M.I.E.
Regn. No STR S/33
S/197

PARAS CONSULTANTS

CONSULTING ENGINEERS

103, PRINCE PALACE, (JAYANTILAL VAISHNAV X LANE), KHOT LANE,
GHATKOPAR (W), MUMBAI - 400 086.

Office Tel.: 2510 1085, 2513 3922
E-mail : parasconsultants@yahoo.com

Ref. No.....1518/1

Date 27/07/17

FORM-2

ENGINEER'S CERTIFICATE

To,
Kalyani Enterprise
Kalpesh Patel (Partner)
208/602, Anita Kutir,
Pantnagar, Ghatkoper (E),
Mumbai: 400075

Subject: Certificate of Cost Incurred for Development of [Project Name] for Construction of Bhavani Height building(s)/ 02 Wing(s) of the Phase (MahaRERA Registration Number)situated on the Plot bearing C.N. No/CTS No./Survey no./ Final Plot no no99/4 demarcated by its boundaries (latitudeand longitude of the end points) Suryey No. 99/6 & 99/3 to the North, Survey No. 98/5 & 100 to the South, Survey No. 98/3 & 15 m Wide Road to the East and Survey No. 95 & 30 m wide road to the West of Division Kokan, village Badlapur Shirgaon taluka Ambarnath District Thane PIN 421503 admeasuring4480 sq.mts. area being developed by Kalpesh Patel. (Partner)

Ref: MahaRERA Registration Number _____

Sir,

I, Kirtikumar Shah have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 01 Building(s)/)/ 02 Wing(s) of the Phase situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot no99/4 demarcated by its boundaries (latitudeand longitude of the end points) Suryey No. 99/6 & 99/3 to the North, Survey No. 98/5 & 100 to the South, Survey No. 98/3 & 15 m Wide Road to the East and Survey No. 95 & 30 m wide road to the West of Division Kokan, village Badlapur Shirgaon taluka Ambarnath District Thane PIN 421503 admeasuring4480 sq.mts. area being developed by Kalpesh Patel. (Partner)





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1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) M/s/Shri/Smt Manan Dedhia as L.S. / Architect ;
 - (ii) M/s /Shri / Smt Kirtikumar Shah as Structural Consultant
 - (iii) M/s /Shri / Smt None as MEP Consultant
 - (iv) M/s /Shri / Smt Ravindra Bankar 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 Ravindra Bankar 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 20,23,70,000/- (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 KBMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs 1,54,76,000/-(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 (planning Authority) is estimated at Rs 18,68,94,000/- (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
"BHAVANI HEIGHTS" Building / " A" Wing

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 10,13,00,000/-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 1,54,76,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	15%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 8,58,24,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. 0/-

TABLE A
"BHAVANI HEIGHTS " Building / " B "Wing

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 9,11,70,000/-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 0/-
3	Work done in Percentage	0 %





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	(as Percentage of the estimated cost)	
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 9,11,70,000/-
5	Cost Incurred on Additional /Extra Items as on _____ 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 _____ date of Registration is	Rs. 99,00,000 /-
2	Cost incurred as on 30/06/2017 (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. 99,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. 0/-





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Yours Faithfully

K. H. Shah
Signature of Engineer
(K.H.SHAH)

(Licence No.....STR S/33.....)

K. H. SHAH B.E.M.I.E.
CHARTERED ENGINEER
M - 19425



*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.

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)