

BHARAT PATEL

B. ARCH., M. TECH - IIT - DELHI
AIIA, AMIE, MICI, FIV, MACI.

ARCHITECT
STRUCTURAL ENGINEER
CONSTRUCTION MANAGEMENT CONSULTANT
APPROVED VALUER
SOIL & FOUNDATION EXPERT
REPAIR & REHABILITATION EXPERT

BHAVESH PATEL

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Office : 3, Ground Floor, 'Tapasya', Behind Hamara Bazar, 60 Feet Road, Bhayandar (West) - 401 101. • Tel. : 2819 2619

Off. : 104, Rajeshri Accord, Telly Gulli Cross Lane, Near Rly. Station, Andheri (East), Mumbai - 400 069. ☎ : 65202203

Ref. No. :

FORM 2

Date : 21/7/2017

[see Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for
withdrawal of Money from Designated Account – Project wise)

To,

M/S. Span Venture,
Bhayandar, Taluka & Dist – Thane.

Subject: Certificate of Cost Incurred for Development for Construction of
Residential Building called Span Trident – Building – B [MahaRERA
Registration Number] situated on the Plot bearing old S. No.- 663, New
S. No.- 237, Village – Bhayandar, Taluka – Thane, Dist – Thane
demarcated by its boundaries (latitude 19.3105 N and longitude 72.8540
E of the end points) S. No.- 664 to the North, 45.0 M wide D. P. road to
the South, S. No.- 656 to the East, 15.0 M wide road to the West, of
Division – Village – Bhayandar, Taluka – Thane, District – Thane, PIN –
401101 admeasuring 22956.0 sq.mts. area being developed by M/S –
Span Venture.

Sir,

I, Bharatkumar P. Patel have undertaken assignment as certifying Estimated Cost for
the Subject Real Estate Project proposed to be registered under MahaRERA, being
Residential Building called “Span Trident” Building – B situated on the plot bearing old
S. No.- 663, New S. No.- 237, Village – Bhayandar, Taluka – Thane, PIN – 401101
admeasuring 22956.0 sq.mts. area being developed by M/S – Span Venture.

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Ref. No. : 1. Following technical professionals are appointed by Owner / Promoter : **Date : 24/7/2017**

- i) Shri Bharatkumar P. Patel as Architect
- ii) Shri. Haresh Patel as Structural Consultant
- iii) M/s. Electro Mech Consultant Pvt. Ltd. as MEP Consultant
- iv) Shri. Sachin Shirke 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 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 Sachin Shirke 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 of the aforesaid project under reference as Rs. 50,96,08,633/- (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 from the Mira – Bhayandar 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. 4,94,48,227/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

Ref. No. :

Date : 24/7/2017

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building of the subject project to obtain. Occupation Certificate / Completion Certificate from Mira – Bhayandar Municipal Corporation (planning Authority) is estimated at Rs. 46,01,60,406/- (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 “Span Trident” Building – B (to be prepared separately for each Building / Wing of the Project)

Sr. No.	Particulars	Amounts
(1)	(2)	(3)
1.	Total Estimated cost of the building / wing As on 24/07/2017 date of Registration is	Rs. 41,96,77,698/-
2.	Cost incurred as on 24/07/2017 (based on the Estimated cost)	Rs. 4,94,48,227/-
3.	Work done in Percentage (as Percentage of the estimated cost)	11.77 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 37,02,29,471/-
5.	Cost Incurred on Additional / Extra Items as on 24/07/2017 not included in the	Rs. 0/-

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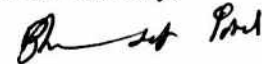
Date : 24/7/2017

TABLE - B

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

Sr. No. (1)	Particulars (2)	Amounts (3)
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 24/07/2017 date of Registration is	Rs. 8,99,30,935/-
2.	Cost incurred as on 24/07/2017 (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. 8,99,30,935/-
5.	Cost Incurred on Additional / Extra Items as on 24/07/2017 not included in the Estimated Cost (Annexure A)	Rs. 0/-

Yours Faithfully,



Engineer Bharatkumar P. Patel

