

Rajesh Thakare & Associates

**CONSULTING STRUCTURAL ENGINEERS &
CHARTERED ENGINEERS**

A-103, CHANDRAMA SOCIETY,
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Date: 26th July 2017.

To
The M/s. Swastik Realtors
3, Shubhangi Darshan,
Manpada Road, Dombivli (E).

Subject : Certificate Of Cost Incurred For Development Of Sarvoday Leela Building No 1 For Construction of Residential Cum Commercial Buildings (Maharera Registration Number) Situated On The Plot Bearing S No 95 Old, 14 New , H No. 1,2,3 S No 64 Old, 9 New, H No 5/2 , S No 61 Old, 13 New, H No 4 Demarcated By Its Boundaries (Latitude 19.229412 And Longitude 73.110953 of The End Points) Road to the north, Residential to the South Road to the East Ambar Harmony Building to the West Of Division Kokan situated at Village Kanchangaon Taluka Kalyan District Thane Pin 421201 Admeasuring 17480 Sq.Mts. Area Being Developed By M/S. Swastik Realtors

Ref: MahaRERA Registration Number- NA

Sir,

I **R. A. Thakare** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Sarvoday Leela Building No 1 situated on the plot bearing S No 95 Old, 14 New , H No. 1,2,3 S No 64 Old, 9 New, H No 5/2 , S No 61 Old, 13 New, H No 4 of Division Kokan situated at Village Kanchangaon Taluka Kalyan District Thane Pin 421201 Admeasuring 17480 Sq.Mts. Area Being Developed By M/S. Swastik Realtors.

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) M/s. Credible Designs (Shri. Deepak Bhaskar Patil) as Architect;
 - (ii) M/s. Rajesh Thakare & Associates (Shri. R. A. Thakare) as Structural Consultant
 - (iii) M/s. Datta Electrical (Mr. Dattatray Bagate) as MEP Consultant;
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

R. A. THAKARE
CONSULTING STRUCTURAL ENGINEER
CHARTERED ENGINEER (INDIA)
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- calculated by me (quantity Surveyor*), 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 ₹. 17,31,12,000/-. 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 Kalyan Dombivli 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 ₹. 6,92,44,800/-. 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 Kalyan Dombivli Municipal Corporation (planning Authority) is estimated at ₹.10,38,67,200/-.
 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 no. 1 "Sarvoday Leela"

Sr. No	Particulars	Amounts in ₹
1	Total Estimated cost of the building as on date of Registration is	17,31,12,000/-
2	Cost incurred as on 30.06.2017 (Based on the estimated cost)	6,92,44,800/-
3	Work done in Percentage (As Percentage of the estimated cost)	40%
4	Balance Cost to be Incurred (Based on Estimated Cost)	10,38,67,200/-
5	Cost Incurred on Additional /Extra Items as on 30.06.2017 not included in the Estimated Cost (Annexure A)	NIL

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 24-07-2017 / date of Registration is	Rs. NIL
2	Cost incurred as on 24-07-2017 (based on the Estimated cost)	Rs. NIL
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. NIL
5	Cost Incurred on Additional /Extra Items as on 24-07-2017 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully



(Rajesh Thakare)
Consulting Structural Engineer
(KDMC Reg. No. 355)

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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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