



S. V. PATEL & ASSOCIATES

CONSULTING ENGINEERS • STRUCTURAL DESIGNERS

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FORM-2

REF No.: 1299/158/2018

Date: 25/05/2018

To,
M/s. **SADGURU DEVELOPERS**
SR.NO.120/4-A,
OPP.SADGURU LANDMARK,
GOVELI ROAD, NEAR GANESH MANDIR
TITWALA (E)

Subject: Certificate of Cost Incurred for Development of Construction of Building 3 wing(B ,C & D) BUILDINGS of the project SADGURU NAKSHTRA of the project (MahaRERA Registration Number.) situated on the S.No-120, H.No.4A & S.NO.118, H.NO-3, demarcated by its boundaries S.NO.118, S.NO.120 to the North, S.NO.120, 30.00 M. WIDE D.P. to the South, S.NO.82, 24.WIDE D.P. ROAD to the East, 12.00 M. WIDE D.P. ROAD to the West; of DIVISION -KONKAN, VILLAGE -TITAVALA, TALUKA-KALYAN, DISTRICT-THANE, PIN-421605, admeasuring 5442.250 sq.mts. area being developed by M/s. **SADGURU DEVELOPERS**.

Sir,

I, Surendra V. Patel proprietor of S.V. Patel & Associates have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Building 2 wing (B,C&D) BUILDINGS of the project SADGURU NAKSHTRA situated on the S.NO.-120, HISSA NO.-4A S.NO.-118, HISSA NO.-3 of DIVISION KONKAN, VILLAGE-TITAVALA, TALUKA-KALYAN, DISTRICT-THANE, PIN NO.-421605; admeasuring 5442.250 sq.mts.area being developed by M/S.SADGURU DEVELOPERS.

1. Following technical professionals are appointed by Owner / Promoter:—

- (i) M/s. Destination Architects Interior Designs as Architect
- (ii) M/s. S.V. PATEL & associates as Structural Consultant
- (iii) Shri NA as MEP Consultant
- (iv) Shri Yogesh Choudhary 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 Yogesh Choudhary, Quantity Surveyor appointed by 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.21,33,78,406/- (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 KDMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.0.00/- (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 KDMC (planning Authority) is estimated at Rs. 21,33,78,406/-(Total of Table A and B).



Yogesh



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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
WING- B&C

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on date of Registration is 24.05.2018	Rs.17,58,11,200/-
2	Cost incurred as on 24.05.2018 (based on the Estimated cost)	Rs.0.00/-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.17,58,11,200/-
5	Cost Incurred on Additional /Extra Items as on 24.05.2018 not included in the Estimated Cost (Annexure A)	NIL

TABLE A
WING- D

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on date of Registration is 24.05.2018	Rs.2,47,99,806/-
2	Cost incurred as on 24.05.2018 (based on the Estimated cost)	Rs.0.00/-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.2,47,99,806/-
5	Cost Incurred on Additional /Extra Items as on 24.05.2018 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. (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 24.05.2018 date of Registration is	Rs.1,27,67,400/-
2	Cost incurred as on 24.05.2018 (based on the Estimated cost).	Rs.0/-
3	Work done in Percentage (as Percentage of the estimated cost).	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs.1,27,67,400/-
5	Cost Incurred on Additional /Extra Items as on 24.05.2018 not included in the Estimated Cost (Annexure A).	NIL



Yours Faithfully,

FOR S.V.PATEL & ASSOCIATES