

MANOHAR PATIL & ASSOCIATES
CONSULTING ENGINEERS

PROP. MANOHAR PATIL,

B.E. CIVIL, AMIE.

BMC REGSTRN NO. STR/P/167
KDMC STRU. ENG. REGSTRN NO. 440
TMC STRU. ENG. REGSTRN. NO. 1089
NMMC/TPO/S.E./173

FORM 2
[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)

Date 12/07/2022

To
M/s. Shree Gajanan Enterprises,
Patil Nivas,
Nimkar Naka,
Ganpati Mandir Road,
Titwala (E).

Subject: Certificate of Cost Incurred for development of Building/Wing in the Project "Aditya Heights" being developed by M/s. Shree Gajanan Enterprises.

Sir,

We Manohar Patil & Associates have undertaken assignment of certifying Estimated Cost for the Project "Aditya Heights", being developed by M/S.Shree Gajanan Enterprises.

2. We have estimated the cost of Civil, MEP and allied works required for the completion of the apartments and proportionate completion of internal & external work of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Developer / Consultants. The schedule of items and quantity required for the entire work as calculated by Manohar Patil & Associates, Quantity Surveyor appointed by Developer / Engineer, the assumption of the cost of material, labour and other inputs made by the developer, and the site inspection carried out by us to ascertain / confirm the above analysis given to us.

3. We estimate total Estimated Cost of completion of the aforesaid project under reference at Rs. **2,70,00,000 /-** (Total of Table A and B) at the time of Registration. The Estimated Total Cost of project is with reference to the Civil, MEP and allied works required for the completion of the apartments and proportionate completion of internal & external work as per specifications

Page 1 of 4

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Reg. Add. : Matru Chaya, Kalyan Shill Road, Near Katai Police Chowky, Opp. Katai Petrol Pump. Thane - 421 204.

e-mail : mpa.str@gmail.com

mentioned in agreement of sale and for the purpose of obtaining occupation certificate /completion certificate for the Building(s) / Wing (s) / Layout / Plotted Development from the K.D.M.C. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 59,40,000/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials / services used and unit cost of these items.

5. The Balance Cost of Completion of the Civil, MEP and Allied works for the completion of the apartments and proportionate completion of internal & external work as per specifications mentioned in agreement of sale, of the Project is estimated at Rs. 2,10,60,000/- (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and Allied works for the apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE - A

Building / Wing / Layout / Plotted Development bearing Number 01 or called "Aditya Heights", (to be prepared separately for each Building / Wing / Layout / Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of Building / Wing / Layout / Plotted Development as on date of Registration is	1,62,00,000/-
2	Cost Incurred as on date of Certificate	48,60,000/-
3	Work done in Percentage (as percentage of the Estimated Cost)	30%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,13,40,000/-
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table - C)	-----

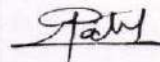
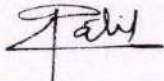

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TABLE-B
Internal & External Development Works in respect of the Registered Phase

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the Internal and External Development works including amenities and Facilities in the layout as on date of Registration is	1,08,00,000/-
2	Cost Incurred as on date of Certificate	10,80,000 /-
3	Work done in Percentage (as percentage of the Estimated Cost)	10%
4	Balance Cost to be Incurred (Based on Estimated Cost)	97,20,000/-
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table - C)	-----

Yours Faithfully,
For,
Manohar Patil & Associates



Manohar Patil
BECIVIL A.M.I.E.

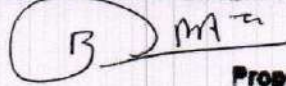
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Agreed and Accepted by:

For SHREE GAJANAN ENTERPRISES

Signature of Promoter :-



Name :- Ratnakar Patil

Proprietor

Date :-

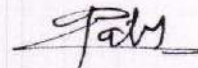
Note :-

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.
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. (**) Balance Cost to be Incurred (4) may vary from Difference between Total Estimated Cost (1) and actual cost incurred (2) due to deviation in quantity required / escalation of cost etc. 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.
4. All components of work with specifications are indicative and not exhaustive.
5. Please specify if there are any deviations / qualifications. Example : Any deviation in input material used from specifications in agreement of sale.

TABLE-C

**List of Extra / Additional / Deleted Items considered in cost
(Which were not part of the original Estimate of Total Cost)**

Sr. No.	List of Extra / Additional / Deleted Items	Amount (in Rs.)
1		
2		



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