



S. V. Patel & Associates
CONSULTING ENGINEERS • STRUCTURAL DESIGNERS

B-805, D. S. CORPORATE SQUARE,
BEHIND KANARA BUSINESS CENTE
LAXMI NAGAR, GHATKOPAR (E),
MUMBAI - 400 075.
TELEFAX : 2500 6098, 2500 5219
E-mail : svpassociates@gmail.com
Web : www.svpatelassociates.co

FORM-2

REF NO.: 1453/246/2020

DATE: 18.02.2021

To,
M/s. Jai Mata Di Home Construction Pvt Ltd.
Office No.234, 235 & 236,
Big Splash, Sector -17,
Vashi, Navi Mumbai-400075.

Subject: Certificate of Cost Incurred for Construction work of residential building of the project Pujari Apartments CHSL known as “SAFAL MONTBAY” on the Plot bearing CTS No. 390A, Village Deonar, Taluka Kurla, MSD situated at Sion Trombay Road, Chembur, Mumbai – 400088. in ward “M/E”, admeasuring 3270.80 sq. mts. area being developed by “M/s. Jai Mata Di Home Construction Pvt. Ltd.” C.A to Pujari Apartments CHSL.

Demarcated by its boundaries

North side – CTS No. 390B Vaibhav Industrial Estate.
South side - CTS No. 391 Sai Sanskar CHS
East side - CTS No. 10.00 mt wide Raheja Acropolis Road
West side - CTS No.394 and 395

Sir,

I **S.V.Patel** have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project proposed to be registered under Maha RERA, residential building known as “Pujari Apartment CHS” on the Plot bearing CTS No. 390A, Village Deonar, Taluka Kurla, MSD situated at Sion Trombay Road, Chembur, Mumbai – 400088 in ward “M/E”, admeasuring 3270.80 sq. mts. area being developed by “M/s. Jai Mata Di Home Construction Pvt. Ltd.” C.A to Pujari Apartments CHSL.

Plot Area Details:

- As per P.R.Card = 3270.80 Sq.mt.
- As per possession = 3247.80 Sq.mt.

1) Following technical professionals are appointed by Owner/Promoter: -

- i) Shri **Dilip Sanghvi** as L.S./ Architect
- ii) Shri **S.V.Patel** as Structural Consultant
- iii) Shri **Nikhil Gavas** as MEP Consultant
- iv) Shri **Vijay Narang** as Site Supervisor





S. V. PATEL & ASSOCIATES
CONSULTING ENGINEERS • STRUCTURAL DESIGNERS

B-805, D. S. CORPORATE SQUARE,
BEHIND KANARA BUSINESS CENTRE
LAXMI NAGAR, GHATKOPAR (E),
MUMBAI - 400 075.
TELEFAX : 2500 6098, 2500 5219
E-mail : svpassociates@gmail.com
Web : www.svpatelassociates.co

- 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 **Shri. Vijay Narang** 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. 55 Crore** (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 **Building proposal** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
- 4) The Estimated Cost Incurred till date is calculated at **Rs. Nil Crore** (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 Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/ Completion Certificate from **Building proposal** (planning Authority) is estimated at **Rs. 55 Crore** (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
Residential Building
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 15/02/2021 date of Registration is	Rs. 53,00,00,000/-
2	Cost incurred as on 15/02/2021 (Based on the Estimated cost)	<u>Rs. Nil</u>
3	Work done Percentage (As Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 53,00,00,000/-
5	Cost Incurred on Additional/Extra Items as on 15/02/2021 not included in the Estimated Cost (Annexure A)	<u>Rs. NIL</u>





S. V. PATEL & ASSOCIATES
CONSULTING ENGINEERS • STRUCTURAL DESIGNERS

B-805, D. S. CORPORATE SQUARE,
BEHIND KANARA BUSINESS CENTRE
LAXMI NAGAR, GHATKOPAR (E),
MUMBAI - 400 075.
TELEFAX : 2500 6098, 2500 5219
E-mail : svpassociates@gmail.com
Web. : www.svpatelassociates.co

TABLE B
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of Internal and External Development work including amenities and Facilities in the layout as on 15/02/2021 date of Registration is	Rs. 2,00,00,000/-
2	Cost incurred as on 15/02/2021 (Based on the Estimated cost)	<u>Rs. Nil</u>
3	Work done Percentage (As Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,00,00,000/-
5	Cost Incurred on Additional/Extra Items as on 15/02/2021 not included in the Estimated Cost (Annexure A)	<u>Rs. Nil</u>

Yours Faithfully,

For S.V PATEL & ASSOCIATES

