



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

B-805, D. S. CORPORATE SQUARE,
BEHIND KANARA BUSINESS CENTER,
LAXMI NAGAR, GHATKOPAR (E),
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FORM-2

REF NO.: 678/239 /2017

DATE: 28.07.2017

To,
M/s. Shree Developers
Through Partner Mr. Narsinh A. Patel & Others
S.no. 56/6, Behaind Bharat College,
Hendrepada, Badlapur (W)

Subject: Certificate of Cost Incurred for Development of Construction of AARSH AVENUE of Building (S) Two / Wing-"A (Sandaiwood)& B(Birchwood)" of the project (MahaRERA Registration Number) situated on the Plot bearing S. No.56, H.No.6, at Village-Kulgaon, Taluka-Ambernath, District-Thane, demarcated by its boundaries – Adjoining S.No.56, H.No.1 Krishna Estate Project to the North, Adjoining S.No.56 H.No.10 Land to the South, Adjoining Rainy Resort to the East, Adjoining S.No.56, H.No.5 Land to the West, of Division-Konkan, Village-Kulgaon, Taluka-Ambernath, District-Thane, PIN 421503, admeasuring 1260.00 sq.mts area being developed by M/s. Shree Developers.

Ref: MahaRERA Registration Number _____

Dear 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 situated on the Plot bearing S. No.56, H.No.6, at Village-Kulgaon, Taluka-Ambernath, District-Thane, PIN-421503, admeasuring 1260. sq.mts. developed by M/s. Shree Developers.

1. Following technical professionals are appointed by M/s. Shree Developers.

- i. M/s. Raj Associates as Architect ;
- ii. M/s. S.V. Patel & Associates as Structural Consultant
- iii. 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. 4,46,25,000/- (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 KBMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 1,65,68,881/- (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 KBMC (planning Authority) is estimated at Rs.2,80,56,119/-(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 :





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TABLE A
WING (A&B)

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on date of Registration is 20.07.17	Rs. 4,08,00,000/-
2	Cost incurred as on 20.07.17 (based on the Estimated cost)	Rs. 1,57,40,481/-
3	Work done in Percentage (as Percentage of the estimated cost)	34.45 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,50,59,519/-
5	Cost Incurred on Additional /Extra Items as on 20.07.2017 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. (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 20.07.17 date of Registration is	Rs.38,25,000/-
2	Cost incurred as on 20.07.17 (based on the Estimated cost).	Rs. 8,28,400/-
3	Work done in Percentage (as Percentage of the estimated cost).	10.63%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 29,96,600/-
5	Cost Incurred on Additional /Extra Items as on 20.07.17 not included in the Estimated Cost (Annexure A).	NIL



Yours Faithfully,

(S.V.PATEL)
(Structural Engineer)
(Registration No: STR/P/136)