



SAFE - TECH STRUCTURES

Structural Designer & Consulting Engineers

Shop No-7, 1st Floor, Janta Market, Behind SURYA Hotel, Sector -18, New Panvel (E), Navi-Mumbai, Pin. 410206 | Email - safetech65@gmail.com

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- Project wise)

Date: 07/05/2019

To,
Bhagyashree Builders and Developers,
Proprietor: Gajanan S. Khabale,
Office No.416, Central Facility Building,
APMC Fruit Market Yard,
Sector-19, Turbhe, Vashi
Navi Mumbai-400705

Subject: Certificate of Cost Incurred as on 31.12.2018 for Development of Shivani Heritage for Construction of 7 building(s) of the First Phase situated on the Plot bearing Survey no. 28/3 demarcated by its boundaries S.No. 28 (P) to the North S.No.31 to the South S.No. 28(P) to the East Village Road to the West of village: Ashtetaluka: Panvel District: Raigad admeasuring 6600 sq.mts. area being developed by Bhagyashree Developers Through Gajanan S. Khabale Ref: MahaRERA Registration Number P51700008458

Sir,

I K. S. Murty have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 7 Building(s) of the First Phase situated on the plot bearing S. no. 28/3 village: Ashtetaluka: Panvel District: Raigad admeasuring 6600 sq.mts. Being Developed by Bhagyashree Developers Through Gajanan S. Khabale.

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) M/s/Shri/Smt M. V. Bodhankar as Architect;
 - (ii) M/s /Shri / Ram Marathe as Structural Consultant
 - (iii) M/s /Shri / Umesh Thamke as MEP Consultant
 - (iv) M/s /Shri K. S. Murty 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

K. S. Murty 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.16,73,00,000/-** (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 **M.S.R.D.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. **15,35,00,000/-** (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 M.S.R.D.C (Planning Authority) is estimated at Rs. **1,38,00,000/-** (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
Building bearing Number 7 or called Shivani Heritage

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31.12.2018 date of Registration is	Rs. 16,17,00,000 /-
2	Cost incurred as on 31.12.2018 (based on the Estimated cost)	Rs.14,84,60,000 /-
3	Work done in Percentage (as Percentage of the estimated cost)	91.81 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,32,40,000/-
5	Cost Incurred on Additional /Extra Items as on 31.12.2018 not included in the Estimated Cost (Annexure A)	Rs. NIL /-

Yours Faithfully

K. S. Murthy
Structural Engineer

Reg. No. CAE/01/2015/AP/00142

Signature of Engineer

Office No. _____

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 31.12.2018 date of Registration is	Rs. 56,00,000 /-
2	Cost incurred as on 31.12.2018 (based on the Estimated cost)	Rs. 50,40,000 /-
3	Work done in Percentage (as Percentage of the estimated cost)	90 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 5,60,000/-
5	Cost Incurred on Additional /Extra Items as on 31.09.2018 not included in the Estimated Cost (Annexure A)	Rs. NIL /-

Yours Faithfully



K. S. Murthy
Structural Engineer
Reg. No. CARPC/R/2019/APL/00143

Signature of Engineer

(Licence No.....)



*** 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.

Annexure A

List of Extra / Additional Items executed with Cost

(which were not part of the original Estimate of Total Cost)

Signature valid

Digitally signed by K. S. Murthy
DN: cn=K. S. Murthy, o=Paavai Municipal Corporation, ou=Paavai Municipal Corporation, email=ksmurthy@paavai.org, c=IN

K. S. Murthy
Structural Engineer
Reg. No. CARP/03/1943/PL/0310



Panvel Municipal Corporation
CERTIFICATE FOR STRUCTURAL ENGINEER



Certificate No.: CARPC/R/2019/APL/00143
Date: 08/01/2019

(For Licensed Technical Personnel for preparation of Scheme Building permit and Supervision for Constructing as per sanctioned Building Plans.)

License is hereby granted to **SREEDHARMURTHY KULAGAD, SHREE SAI SADAN, PLOT NO: 28 SECTOR NO: 10 KHANDA COLONY NEW PANVEL (W) NAVI MUMBAI, DIST: RAIGAD** in response to his application dated 18-01-2018 for

undertaking development works within the municipal area of Panvel Municipal Corporation within scope of competence mentioned over leaf in the schedule of competence of the respective tech, personal, subject to the following conditions:

1. That the license shall not draw the plans / supervise the construction contrary to the building bye- laws and development control rules in force at the material dated and time of submission and or getting permission for the development proposals and the same should not be in contravention of the provision of the rule under The Maharashtra Municipalities Act 1965 and the Maharashtra regional And town planning Act 1966 (both acts as amended and as would be in the force as in relevant time.)
2. That the license shall give the municipal authorities such assistance as may be required by the commissioner officer or an officer so designated by the commissioner officer in forcing the provision of the above said Acts and fulfilments of the conditions of the building permission or the permission for the development within the scope of the above said acts.
3. The licence shall not hide or try to hide any text of material information or documents or plans, etc. connected with the proposal for the development from the concerned Municipal Authorities or Officers.
4. The License shall have to pay the municipal council licensing fees annually at the rates prescribed as applicable to the Panvel Municipal Corporation area at the relevant time.
5. The proposals of development will be discussed with the concerned licensee only, if so designated by the municipal authorities. The applicant may accompany the license to explain his case, but the discussions will not be held with any person not accompanied with the license.
6. It is clarified hereby for information of all concerned licensee and any other person that sub-section (5) of section 45 of the Maharashtra Regional and town planning Act 1996 in respect of the deemed permission shall be read with clauses (i) and (ii) of the sub section (1) of 45 of the above said act . i.e. The deemed permission can be assured only if the proposals of development is in conformity with the development control rules in force at the appropriate time and the provisions of the Maharashtra Regional & Town Planning Act, 1996 And Maharashtra Municipalities Act , 1965 .
7. On the failure to comply with any of the above conditions the municipal authorities will be liberty to cancel this license.
8. This license is valid up to 31-12-2019

Signature valid

Digitally signed by **ASHFAQUE AHMED SAIKH**
Date: 2019.01.10 17:42:17 IST
Reason:
Location:

K. S. Murthy
Structural Engineer
Reg. No. CARPC/R/2019/APL/00143

Assistant Director Town Planning
Panvel Municipal Corporation