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PENTACON STRUCTURAL CONSULTANTS PVT. LTD.

CONSULTING CIVIL & STRUCTURAL ENGINEERS

Regd. Office : A-102, Devi Darshan, Tembhi Naka, Thane (W) 400 601 Telefax : 2544 3395 / 2533 5426 Email : office@pentacon.co.in

Branch Office : Ground Floor, Janki Apartment, Near Mhaskar Hospital, Murbad Road, Kalyan (W) 421301 Phone : 0251-2213460 / 2213497

FORM 2

ENGINEER'S CERTIFICATE

Date: 11/07/2017

To,

The M/s Shree Sachdhanand Developers

Survey No.226, Hissa no.1, 2, 3 &5, Survey no. 227 Hissa No. 227 3,4 & 2B,
Survey No.228.

Subject: Certificate of Cost Incurred for Development of (Project Name) for construction of 3 Building (s)/ 3 Wing(s) of the **PALACIA** Phase II (MahaRERA Registration Number) situated on Plot bearing C.N.No/CTS No/Survey No/ Final Plot No. Survey No.226, Hissa no.1,2,3 &5, Survey no. 227 Hissa No. 227 3,4 & 2B, Survey No.228 demarcated by its boundaries (latitude and longitude of the end points) : _____ to the North / West Swastik Regalia, to the North East Waghbil Village, to the South East Bhoomi Acres, South West Vijay Nagari, to the West of Division _____ village Kavesar Waghbil Taluka Thane District, Thane PIN 400615 admeasuring 21779.9sq. mts. area being developed by **Shree Sachdhanand Developers**.

Ref: MahaRERA Registration Number _____

Sir,

I/We A. J. Sawant Director of Pentacon Structural Consultants Pvt Ltd A -102, Devi Darshan, Tembhi Naka, Thane west 400601, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 3 Building (s)/ 3 Wing(s) of the Phase II situated on the plot bearing Survey No.226, Hissa no.1,2,3 &5, Survey no. 227 Hissa No. 227 3,4 & 2B, Survey No.228 of Division _____ village Kavesar Waghbil Taluka Thane District, Thane, PIN 400615 admeasuring 21779.9sq. mts. area being developed by **Shree Sachdhanand Developers**.



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1. Following technical professionals are appointed by Owner/Promoter:-
 - (i) 10 Folds Architect & Consultants as L.S./Architect
 - (ii) Pentacon Structural Consultants Pvt Ltd as Structural Consultant
 - (iii) Electro- Mech Consultants Pvt Ltd as MEP Consultant
 - (iv) _____ as Quantity Surveyor *
2. We have estimated the cost of the completion to obtain the 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 consultant and the schedule of items and quantity for the entire work as calculated by **Engineer** Quantity surveyor * appointed by the developer / Engineer, and the site inspection carried out by us.
3. We estimate total estimated cost of the building(s) of the aforesaid project under reference as **Rs.71,75,00,000/-** (Total of table A & B). The Estimated Total Cost of the 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 **TMC** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs.16,69,53,943/-** (Total of Table A & 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 Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/ Completion Certificate from **TMC** (Planning authority) is estimated at **Rs. 55,05,46,057/-** (Total of Table A & B).
6. I clarify that the cost of the Civil, MEP and Allied works for the aforesaid project as completed on the date of this certificate is as given in Table A & B below :



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TABLE - A

Building / Wing bearing Number **3** or called **PALACIA PHASE II.**

(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 30/06/2017 date of Registration is.	<u>Rs.71,75,00,000 /-</u>
2.	Cost Incurred as on 30/06/2017 (Based on the Estimated Cost)	<u>Rs.16,69,53,943 /-</u>
3.	Work done in percentage. (As percentage of the Estimated Cost)	<u>23.27%</u>
4.	Balance Cost to Be Incurred. (Based on Estimated Cost)	<u>Rs.55,05,46,057/-</u>
5.	Cost Incurred on additional/ extra items as on not included in the Estimated Cost (ANNEXURE A)	<u>Rs.- /-</u>



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TABLE - B

Phase II or called PALACIA PHASE II.

(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 30/06/2017. Date of Registration is	Rs.9,47,59,000/-
2.	Cost Incurred as on 30/06/2017 (Based on the Estimated Cost)	Rs.3,76,55,377/-
3.	Work done in percentage. (As percentage of the Estimated Cost)	39.74%
4.	Balance Cost to Be Incurred. (Based on Estimated Cost)	Rs.5,71,03,623/-
5.	Cost Incurred on additional/ extra items as on _____ not included in the Estimated Cost (ANNEXURE A)	Rs. - /-

Yours faithfully,

For Pentacon Structural Consultants Pvt. Ltd.


(A.J.Sawant)

Director

Chartered Engineer

Lic. No.BMC/STR/S/223.

Lic. No.TMC/984.





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*** 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 the 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 parts of the original estimate of total cost?)