



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

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

FORM-2

REF NO.: 1035/166/2017

DATE: 19.07.2017

To
PANORAMA REALTY,
Survey No.130- Hissa No-5 , Survey No.137 & Survey No-140,
Hissa No-B, Chikhloli (West), Tal- Ambernath, Dist-Thane.

Subject: Certificate of Cost Incurred for Development of 'SATYAM ELEGENZA' for Construction of 6 Wing(s) of the 2nd Phase situated on the Plot bearing Survey No.130 Hissa No-5 , Survey No.137 & Survey No-140, Hissa No-B, Chikhaloli (West), Tal- Ambernath, Dist-Thane. Demarcated by its boundaries: S.No.130/5 and 140/A to the North S.No.140/5 and 138 to the South S.No.136 and 131 to the East S.No.141 and HT Line to the West, at Village Chikhaloli, Tal: Ambernath, Dist: Thane admeasuring 9650sq.mts. Area being developed by Panorama Realty.

Ref : Maha RERA Registration Number Applied

Dear Sir,

I, S.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 Maha RERA, 6 Wing(s) 2nd Phase **situated on the Plot bearing** Survey No.130 Hissa No-5 , Survey No.137, & Survey No-140, Hissa No-B, Chikhaloli (West), Tal- Ambernath, Dist-Thane Pin-421501 admeasuring 5337.45sq mt .

1. Following technical professionals are appointed by Choice Build con LLP

- (i) M/s Panorama Architect;
- (ii) M/s S.V. Patel as Structural Consultant as Structural Consultant
- (iii) Shri NA as MEP Consultant
- (iv) 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 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. Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs.26,69,04,000/- (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 Ambernath Municipal Council being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.8,34,35,108/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.





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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 Ambernath Municipal Council (planning Authority) is estimated at Rs. 18,34,68,892/- (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:

Building – Wing C (built up area 1815.31 sq.mt.)

Sr.No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 05/07/2017 date of Registration is	Rs. 2,73,56,000/-
2	Cost incurred as on 05/07/2017 (based on the Estimated cost)	Rs. 2,73,56,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0/-
5	Cost Incurred on Additional /Extra Items As on not included in the Estimated Cost (Annexure A)	Rs. 0/-

Building – Wing-D (built up area 2595.50 sq.mt.)

Sr.No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 05/07/2017 date of Registration is	Rs. 4,38,78,584/-
2	Cost incurred as on 05/07/2017 (based on the Estimated cost)	Rs. 1,00,47,994/-
3	Work done in Percentage (as Percentage of the estimated cost)	22.90%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,38,30,590/-
5	Cost Incurred on Additional /Extra Items As on not included in the Estimated Cost (Annexure A)	Rs. 0/-

Building- Wing E (built up area 2402.27 sq.mt.)

Sr.No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 05/07/2017 date of Registration is	Rs. 4,06,11,908/-
2	Cost incurred as on 05/07/2017 (based on the Estimated cost)	Rs. 98,83,073/-
3	Work done in Percentage (as Percentage of the estimated cost)	24.34%





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4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,07,28,835/-
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5	Cost Incurred on Additional /Extra Items As on not included in the Estimated Cost(Annexure A)	Rs. 0/-
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Building – Wing-F (built up area 3553.42 sq.mt.)

Sr.No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 05/07/2017 date of Registration is	Rs. 6,00,72,833/-
2	Cost incurred as on 05/07/2017 (based on the Estimated cost)	Rs. 1,08,91,280/-
3	Work done in Percentage (as Percentage of the estimated cost)	18.13%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,91,81,553/-
5	Cost Incurred on Additional /Extra Items As on not included in the Estimated Cost(Annexure A)	Rs. 0/-

Building - Wing G (built up area 3838.26 sq.mt.)

Sr.No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 05/07/2017 date of Registration is	Rs. 6,48,88,235/-
2	Cost incurred as on 05/07/2017 (based on the Estimated cost)	Rs. 2,07,39,907/-
3	Work done in Percentage (as Percentage of the estimated cost)	31.96%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,41,48,328/-
5	Cost Incurred on Additional /Extra Items As on not included in the Estimated Cost(Annexure A)	Rs. 0/-





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Building -Wing H

Sr.No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 05/07/2017 date of Registration is	Rs1,39,20,440/-
2	Cost incurred as on 05/07/2017 (based on the Estimated cost)	Rs. 0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,39,20,440/-
5	Cost Incurred on Additional /Extra Items As on not included in the Estimated Cost(Annexure A)	Rs. 0/-

TABLE-B

Sr.No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 05/07/2017 date of Registration is	Rs. 1,61,76,000/-
2	Cost incurred as on 05/07/2017 (based on the Estimated cost)	Rs. 45,16,854/-
3	Work done in Percentage (as Percentage of the estimated cost)	27.92%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,16,59,146/-
5	Cost Incurred on Additional /Extra Items As on not included in the Estimated Cost(Annexure A)	Rs. 0/-



Yours Faithfully,

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