

Date: 31/7/17
Ref No: 01

ENGINEER'S CERTIFICATE

To,
Mr. Sudhir M. Mulgund & 3 Others.
New Dhavlgiri Apt.,
Opp. Damlebai School,
Vadavali Section,
Ambernath (E)
421501.

Subject : Certificate of Cost Incurred for Development of [Project Name] for Construction of 01 No. of Building(s)/ ----- Wing(s) of the --- Phase of the Project [MahaRERA Registration Number] situated on the Plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 8776 demarcated by its boundaries (latitude and longitude of the end points) ----- to the North ----- to the South ----- to the East ----- to the West of Division ----- village Vadavali, taluka Ambernath, District Thane Pin - 421501 admeasuring 470.00 sq.mts. area being developed by M/s Perfect Builders & Developers by Shri. Shrikant Mandlekar, Shri Parvathsingh Rathod & Mrs. Vidyavati S. Algur.

I/ We Mr. Darshan A. Kasture For M/s Saad Consultants have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA of the 01 Building(s)/ --- Wing(s) of the ----- Phase of the Project, situated on the plot bearing C.N. No./CTS No./Survey No./Final Plot No. 8776 of Division --- village Vadavali taluka Ambernath District Thane PIN 421501 admeasuring 470.00 sq.m area being developed by [M/s Perfect Builders & Developers by Shri. Shrikant Mandlekar, Shri Parvathsingh Rathod & Mrs. Vidyavati S. Algur.]

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

(i) M/s/Shri/Smt. M/s Lagad & Chaudhari Associates as L.S. / Architect;

(ii) M/s /Shri / Smt. Darshan A. Kasture for Saad Consultant as Structural Consultant.

SAAD CONSULTANT
Darshan Kasture

IEI M-147058-7
Institution of Engineers (India)

1. 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 Architect M/s Lagad & Chaudhari Associates 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.

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 3,03,50,900 (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.

3. The Estimated Cost Incurred till date is calculated at Rs. 1,69,96,504 (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

4. 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 is estimated at Rs. 1,33,54,396 (Total of Table A and B).

5. 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 :

SAAD CONSULTANT
(Darshan A. Kasture)
102 Radheya Paradise,
Near Patil Mangal Karyalay,
Pokharkar Nagar, Badlapur(W) 421503

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TABLE A

Building /Wing bearing Number..... or called New Dhavlgiri Apt.
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 27 th July 2017 date of Registration is	Rs. 3,03,50,900.00
2	Cost incurred as on 27 th June 2017 (based on the Estimated cost)	Rs. 1,69,96,504.00
3	Work done in Percentage (as Percentage of the estimated cost)	56 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,33,54,396.00
5	Cost Incurred on Additional /Extra Items as on ____ not included in the Estimated Cost (Annexure A)	Rs. Nil

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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 Rs. Development Works including amenities and Facilities in the layout as on 27 th July 2017 of Registration is	Rs. 3,03,50,900.00
2	Cost incurred as on 27 th July 2017 (based on the Estimated cost).	Rs. 1,69,96,504.00
3	Work done in Percentage (as Percentage of the estimated cost).	56 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 1,33,54,396.00
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. Nil

Yours Faithfully,

SAAD CONSULTANT
(Darshan A. Kasture)
102 Radheya Paradise,
Near Patti Mangal Karyalay,
Pokharkar Nagar, Badlapur(W) 421503

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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 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)

Limitation :- I here by confirm and state that I have done the calculation based on the information and data available as per market condition and a guideline given by the promoters. In case of any fluctuations in the amount given in this certification by the government authority it is compulsion to follow the same and do the needful correction in Amount.

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Darshan Kasture
(Signature)
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