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Tel. : (O) + 91 22 28547327 E-mail : ascent@ascent-engg.co.in

FORM-2 [see Regulation 3]**ENGINEER'S CERTIFICATE**

Ref: - J-571/12

Date: 19-06-2017

To

M/S Sadguna Realty

Subject: Certificate of Cost Incurred for Development of **M/S Sadguna Realty** for Construction of **Raj Ek Jyot Sukriti** building(s)/ **A&B Wing(s)** of the **Single Phase** (Maha RERA Registration Number)situated on the Plot bearing CTS No. **431,431/4 to 15** of village chembur, V.N. Purav Marg, Taluka-chembur, Mumbai suburban District Mumbai 400071, demarcated by its boundaries (latitude and longitude of the end points) 19d-03.14.139"/72d-53'33.419" to the North West, 19d-03.14.181"/72 d-53'33.925" to the North East, 19d-03.12.482"/72 d-53'33.552" to the South West, 19d-03.12.615"/72 d-53'34.057" to the South East, Chembur village, Chembur taluka M.S.D. district Mumbai PIN 400071 admeasuring 758.80 sq.mts. area being developed by **M/S Sadguna Realty Properties LLP.**

Ref: MahaRERA Registration Number _____

Sir,

I/WE **Ascent Structural Engineers Pvt Ltd** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being **Raj Ek Jyot Sukriti Building(s)/ A&B Wing(s)** of the **Single Phase** situated on the plot bearing corresponding CTS No **431,431/4 to 15** of village chembur, V.N. Purav Marg, Taluka-chembur, Mumbai suburban District Mumbai 400071, demarcated by its boundaries (latitude and longitude of the end points) 19d-03.14.139"/72d-53'33.419" to the North West, 19d-03.14.181"/72 d-53'33.925" to the North East, 19d-03.12.482"/72 d-53'33.552" to the South West, 19d-03.12.615"/72 d-53'34.057" to the South East, Chembur village, Chembur taluka M.S.D. District Mumbai PIN 400071 admeasuring 758.80 sq.mts. Area being developed by **M/S Sadguna Realty Properties LLP**

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

- (i) **Shri. Shriniwas Mahamuni as Structural Consultant**
- (ii) **Shri. Bhupendra Patrawala as Architect**
- (iii) **Shri. Ashok .G. Patel as site Supervisor**

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 Mr. _____ 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.19,95,36,468.00 /-** (Total of Table A). 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 _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs.16,75,21,467.64 /-** (Total of Table A). 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 **MCGM** (planning Authority) is estimated at **Rs.3,20,15,000.00 /-** (Total of Table A).
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 below :

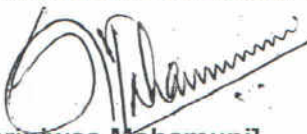
TABLE A

Building called **Raj Ek Jyot Sukriti**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 19,95,36,468.00 /-
2	Cost incurred as on 31.05.2017 (based on the Estimated cost)	Rs. 16,75,21,467.64 /-
3	Work done in Percentage (as Percentage of the estimated cost)	83.96 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,20,15,000.00 /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Nil

Yours Faithfully,

For **M/s Ascent Structural Engineers Pvt. Ltd,**


[Shrinivas Mahamuni]

Consulting Structural Engineer

Regn. No. : STR/M/91

*** 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 parts of the original Estimate of Total Cost)