

# **Yogesh P. Patel**

(B.E. Civil)

**ARCHITECTS - STRUCTURAL ENGINEER - LICENCED PLUMBER**

**Office :**  
B-17, Ground Floor, Ramdev Park,  
Chandavarkar Road, Borivali (W),  
Mumbai - 400 092, Tel. : 28912211  
M. No. 9322648493

**FORM -2 ( See Regulation 3)**

**ENGINEER'S CERTIFICATE**

Sr. No. : \_\_\_\_\_

**Residence :**  
C-201, Blue Bell Tower,  
Royal Complex, Exsar Road,  
Borivali (W), Mumbai - 400 091.  
Tel. : 28905372

Date : 25/07/2017

To,

Konark Shakti Group of Companies  
A-003, Hinal Heritage, SV Road,  
Borivali (W), Mumbai 400 092

**Subject :-** Certificate of Cost incurred for Development of Avighna Residency for construction of 01 building(s) situated on plot bearing C.T.S. No. 21A/7/A (of Village Pahadi Goregoan (E)) demarcated by its boundaries (latitude and longitude of the end points)  $19^{\circ}10'40.6''N$   $72^{\circ}51'04.1''E$  to the North,  $19^{\circ}10'40.1''N$   $72^{\circ}51'04.1''E$  to the South,  $19^{\circ}10'40.3''N$   $72^{\circ}51'04.4''E$  to the East,  $19^{\circ}10'40.3''N$   $72^{\circ}51'03.8''E$  to the West, of Division P Ward, village Pahadi Goregoan (E), Taluka Goregoan PIN 400097, admeasuring 722.30 sq.mts. area being developed by Konark Shakti Group of Companies

**Ref :** MahaRERA Registration Number to be applied for

Sir,

I, Mr. Yogesh Patel have undertaken assignment of certifying Estimated cost for the Subject Real Estate project proposed to be registered under MAHARERA, being 01 Building(s) situated on the plot bearing CTSNo.21A/7/A of Division P Ward, village Pahadi Goregoan (E) ,Taluka Goregoan ,PIN 400097 admeasuring 722.30 sq.mts area being developed by M/s Konark Shakti Group of Companies.

1. Following technical professionals are appointed by Promoter:-
  - (i) M/s Rasik Hingoo Associates as Architect
  - (ii) M/s KC Shah Consultants as Structural Consultant
  - (iv) Shri Yogesh Patel as Quantity Surveyor\*

2. We have estimated the cost of the completion to obtain Occupation Certificate /Completion Certificate, of the Civil, MEPand Allied works, of the Building(s) of the project. Our estimated cost calculation 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. Yogesh Patel quantity Surveyor\* appointed by Developer, 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 1,97,22,050/- (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 MCGM being the planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost incurred till date is calculated at Rs. 49,31,550/- (Total of Table A and B). The amount of estimatedcost 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 MCGM (planning Authority) is estimated at Rs. 1,47,90,500/- (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**  
**Avighna Residency**  
**(to be prepared separately for each Building /Wing of the Real Estate Project)**

Sr. No.	Particulars	Amounts (in INR)
1	Total Estimated cost of the building/wing as on 30th June 2017 is	19,422,050
a	Estimated cost of rehab area (i.e. area to erstwhile members)	11,493,684
b	Estimated cost of free sale area	7,928,366

Yogesh P. Patel  
**YOGESH PATEL (B.E.CIVIL)**  
**CONSULTING ENGINEER**

2	Cost incurred as on 30th June 2017 (based on the Estimated cost)	4,931,550
a	<i>Cost incurred of rehab area (i.e. area to erstwhile members)</i>	2,911,534
b	<i>Cost incurred of free sale area</i>	2,020,017
3	Work done in Percentage (as Percentage of the estimated cost)	25%
4	Balance Cost to be Incurred (Based on Estimated Cost)	14,490,500
a	<i>Balance Cost to be incurred of rehab area (i.e. area to erstwhile members)</i>	8,582,150
b	<i>Balance Cost to be incurred of free sale area</i>	5,908,350
5	Cost Incurred on Additional /Extra Items as on 30th June 2017 not included in the Estimated Cost (Annexure A)	-

TABLE B  
(to be prepared for the entire registered phase of the Real Estate Project)

Sr No	Particulars	Amount (in INR)
1	Total Estimated cost of the Internal and External development Works including amenities and Facilities in the layout as on 30th June 2017 is	300,000
a	<i>Estimated cost of rehab area (i.e. area to erstwhile members)</i>	150,000
b	<i>Estimated cost of free sale area</i>	150,000
2	Cost incurred as on 30th June 2017 (based on the Estimated cost).	-
a	<i>Cost incurred of rehab area (i.e. area to erstwhile members)</i>	-
b	<i>Cost incurred of free sale area</i>	-

3	Work done in Percentage (as Percentage of the estimated cost).	
4	Balance Cost to be Incurred (Based on Estimated Cost).	300,000
a	<i>Balance Cost to be incurred of rohab area (i.e. area to erstwhile members)</i>	150,000
b	<i>Balance Cost to be incurred of free sale area</i>	150,000
5	Cost Incurred on Additional /Extra Items as on 30th June 2017 not included in the Estimated Cost (Annexure A).	-

Yours faithfully

*Yogesh P. Patel*

(Signature of Engineer)  
(Licence No. STR/P/127)

**YOGESH PATEL (B.E.CIVIL)  
CONSULTING ENGINEER**  
201, Bluebell Tower,  
Royal Complex, Ekaas Read.  
Borivali (West), Mumbai-400091.  
BMC Regn. No. STR/P/127