

B.D. KULKARNI

B.E. (Civil)



'15', Minal Society, Almeida  
Road Panchpakhadi, Thane  
(W) 400601

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**ENGINEER'S CERTIFICATE**

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of  
Money from Designated Account- Project wise)

Date: 29/07/17

To

M/s Bhatia Builders and Developers Private Limited  
E/2, Madhav Baug,  
Jambli Galli, S V Road,  
Borivali (West),  
Mumbai 400 092.

**Subject: Certificate of Cost Incurred for Development of Dahisar Sumati for Construction of a building situated on the Plot bearing CTS No. no 811 demarcated by its boundaries village Dahisar taluka Borivali Mumbai suburban District Lokmanya Tilak Road, Opp. Railway Station, Dahisar (West), Mumbai - 400 068, admeasuring 950.68 sq.mts. area being developed by Bhatia Builders and Developers Private Limited**

Sir,

I have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MAHARERA, being a building situated on the Plot bearing CTS No. no 811 demarcated by its boundaries village Dahisar taluka Borivali Mumbai suburban District Lokmanya Tilak Road, Opp. Railway Station, Dahisar (West), Mumbai - 400 068, admeasuring 950.68 sq.mts. Area.





1. Following technical professionals are appointed by Owner / Promoter:-
  - (i) L.S. / Architect: Shri Suman Motta of Tee Arch Architects
  - (ii) Structural Consultant: Sanjay Patel of Nirmiti
2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil and Allied works, of the Building 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 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 of the aforesaid project under reference as Rs 10,10,53,800/- (Refer Table A). The estimated Total Cost of project is with reference to the Civil 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. 59184970/- (Refer 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 and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from (planning Authority) is estimated at Rs 418,68,830 ( refer Table A).





6. I certify that the Cost of the Civil 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 /Wing bearing Number or called Dahisar Sumati

(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 date of Registration is	Rs. 9,10,53,800/-
2	Cost incurred as on <u>30/06/2017</u> (based on the Estimated cost )	Rs. 5,91,84,970/-
3	Work done in Percentage (as Percentage of the estimated cost )	<u>65%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,18,68,830/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. 1,00,00,000

Yours Faithfully

*B. D. Kulkarni*

B. D. Kulkarni  
Registered Valuer  
Chartered Engineer

\* 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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
3. 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.
4. All components of work with specifications are indicative and not exhaustive.

**Annexure A**

Particulars  
Puzzle Parking 47 numbers

Cost  
1,00,00,000