

Dinesh N. Patel (B. E. Civil)



**D. N. Patel & Associates**

LICENCED SURVEYOR / ENGINEER & R.C.C. CONSULTANT

101, Peter Plaza, Near Gurukul Tower, J. S. Road, Dahisar (W), Mumbai-400068  
Tel : 9326693984 | Email : dnpatel2011@gmail.com

**Ref: DNPA/172/25-26**

**Date: 07/11/2025**

**FORM-2**  
**ENGINEER'S CERTIFICATE**

To  
M/s. SONAM HOMES PRIVATE LIMITED  
100 Feet Road, Golden Nest Phase XIII  
Bhayander (E), Thane - 401 105.

**Subject: Certificate of Cost Incurred for Development of "INDRADHANUSH" MahaRERA  
Registration No: P51700019830 being developed by M/s SONAM HOMES  
PRIVATE LIMITED.**

Sir,

7. I/ We DINESH N. PATEL have undertaken assignment of certifying Estimated Cost for "INDRADHANUSH" having MahaRERA Registration Number P51700019830 being developed by M/s. Sonam Homes Private Limited. As on 30.09.2025.
8. We have estimated the cost of Civil, MEP and Allied works, required for completion of the apartments and proportionate completion of internal and external works of the project as per specification mentioned in agreement of sale. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants. The Schedule of items and quantity for the entire work as calculated by **Rs. 316,00,00,000/-** 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 to ascertain / confirm the above analysis given to us.
9. We estimate Total Estimated Cost of completion of the aforesaid project under reference as **Rs. 316,00,00,000/-** (Total of Table A and B) at the time of registration. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completion of internal and external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s) /Wing(s) / Layout / Plotted Development from the Mira Bhayander Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
10. The Estimated Cost Incurred till date is calculated at **Rs. 316,00,00,000/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials / services used and unit cost of these items.



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11. The Balance cost of Completion of the Civil, MEP and Allied work for the apartments and proportionate internal and external works, as per specifications mentioned in agreement of sale, of the project is estimated at **Rs. 0/-** (Total of Table A and B).
12. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal and external works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and Table B below:

**TABLE A**  
Residential Building Named as "INDRADHANUSH" Building AB1

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Building AB1 developed as on date of registration	142,50,00,000/-
2	Cost incurred as on date of certificate	142,50,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	0/-

**TABLE A**  
Residential Building Named as "INDRADHANUSH" Building AB2

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Building AB2 developed as on date of registration	142,50,00,000/-
2	Cost incurred as on date of certificate	142,50,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	0/-

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**TABLE A**  
Commercial Building Named as "INDRADHANUSH" Building AB3

Sr. No	Particulars	Amounts
1	Total Estimated cost of the <b>Building AB3</b> developed as on date of registration	5,00,00,000/-
2	Cost incurred as on date of certificate	5,00,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost )	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	0/-

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	26,00,00,000/-
2	Cost incurred as on Certificate	26,00,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table -C)	0/-

Yours Faithfully,  
For M/s. D. N. Patel & Associates

(D. N. PATEL)  
(Lic. No. MBMC/R/2024/APL/00036)

Agreed and Accepted by  
For SONAM HOMES PRIVATE LIMITED

BHARAT M JAIN  
(DIRECTOR)