Rajesh Thakare & Associates

CONSULTING STRUCTURAL ENGINEERS & CHARTERED ENGINEERS

A-103, CHANDRAMA SOCIETY,
RAGHUVIR NAGAR, DR. R. P. ROAD,
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FORM-2 [see Regulation 3]
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: 31-01-2019

To,

M/s Swarland Developers Ltd.,
Plot No.- TS-6,6A,6B, Phase- I,
MIDC, Dombivli (East), Dist.- Thane.

Subject : Certificate of Cost Incurred for Development of project for Construction of building (s) of the Phase-III , situated on the Plot No.- TS-6,6A,6B, Phase- I MIDC, Dombivli (East), Dist.- Thane.

Latitude and Longitude of the end points :
Front Left Corner 19.212592 , 73.108880 Front Right Corner 19.212582 , 73.109314
Back Left Corner 19.213671 , 73.108456 Back Right Corner 19.213666 , 73.109371

MIDC Open land & Plot No.- D-12(p), To The North , MIDC Road To The South, Plot No.- D-11(p), TS-7 To The East , MIDC Open Land To The West Of 30.5 M Meter wide access road, situated at Dombivli East, Taluka- Kalyan District - Thane, Pin 421203 Admeasuring 10729 Sq.Mts. Plot Area, Total Plinth Area 1161.50 Sq.Mts And Total Built Up Area 4695.59 Sq. Mts. Being Developed By M/S Swarland Developers Ltd.

Ref: MahaRERA Registration Number:- P51700008354

Sir,

I, RAJESH A. THAKARE have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Building(s) of the Project " Jai Estate" Phase - III situated on the plot No.- TS-6,6A,6B, Phase- I, MIDC, Dombivli (East), Dist.- Thane. admeasuring Plinth area of 1161.50 sq.mts. and built up area 4695.59 sq.mts. developed by M/s Swarland Developers Ltd.,

R. A. THAKARE
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CHARTERED ENGINEER (INDIA)
(KDMC Reg. No. 355)

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1. Following technical professionals are appointed by Developers :-

(i) Shri Rajesh A. THAKARE as Engineer. / Architect ;

(ii) Shri Rajesh A. THAKARE as Structural Consultant

(iii) M/s Sai Consultancy Services as MEP Consultant

(iv) Shri Rajesh A. THAKARE as Quantity Surveyor

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 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. 182200000/- (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 Maharashtra Industrial Development Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 142993000/- (Total of Table A and B). 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 Maharashtra Industrial Development Corporation (planning Authority) is estimated at Rs 39207000/- (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 :

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TABLE A

(to be prepared separately for each Building /Wing of the Real Estate Project)

Building

Sr. No	Particulars Particulars	Amounts Amounts
1	Total Estimated cost of the building/wing as on 31-01-2019 / date of Registration is	Rs. 149700000/-
2	Cost incurred as on 31-01-2019 (based on the Estimated cost)	Rs. 140718000/-
3	Work done in Percentage (as Percentage of the estimated cost)	94%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 8982000/-
5	Cost Incurred on Additional /Extra Items as on 31-01-2019 not included in the Estimated Cost (Annexure A)	NIL

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 31-01-2019 / date of Registration is	Rs. 32500000/-
2	Cost incurred as on 31-01-2019 (based on the Estimated cost)	Rs. 2275000/-
3	Work done in Percentage (as Percentage of the estimated cost)	7 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 30225000/-
5	Cost Incurred on Additional /Extra Items as on 31-01-2019 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

R. A. THAKARE
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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.

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