# K. R. PATEL & ASSOCIATES

CONSULTING STRUCTURAL ENGINEERS

Shop NO. 5, Dream Tower, Plot No. E-93&94, Sector 3, Belpada,
Kharghar, Navi Mumbai - 410210. E-mail : er.kamleshrpatel@gmail.com


**FORM-2**

Date: 10/08/2017

To,
M/S. KUBER ABHIRAJ INFRA,
Kuber Ganraj, Wadi Road,
Behind Abhidarshan Garden-
Building, Ganesh Nagar,
Titwala(E).

Subject: Certificate of Cost Incurred for Development of **KUBER GANRAJ** for Construction of buildings situated on the Plot bearing S.No.-166, H.No.-2 demarcated by its boundaries **S. No.- 161** to the North, Proposed **30.00 Mtr. Wide Road** to the South, **S. No.- 166** to the East, **S. No.- 153** to the West of Division **Konkan** Village:- **Titwala (E)**, Taluka:- **Kalyan,** District:- **Thane,** admeasuring **5285.00 sq.mts**. area being developed by **M/s. KUBER ABHIRAJ INFRA.**

**Ref: MahaRERA Registration Number : Not Yet Registered**

Sir,

I, Kamlesh R Patel, proprietor of M/s. K. R. Patel & Associates, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Buildings of the project **KUBER GANGRAJ** situated on the plot bearing **S.No.-166, H.No.-2** of **Division Konkan, Village:- Titwala (E), Taluka:- Kalyan, District:-Thane,** admeasuring **5285.00 sq.mts**. area being developed by **M/s. KUBER ABHIRAJ INFRA.**

1. Following technical professionals are appointed by Owners / Promoters:-

(i) M/s. VASTUSHILP as Architect;

(ii) M/s. K. R. Patel & Associates as Structural Consultant

(iii) Shri Alpesh M. Patel as Site Supervisor.

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STRUCTURAL ENGINEER
KAMLESH R PATEL
TMC/1100/SE/2015

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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 appointed by Developers, and the assumption of the cost of material, labour and other inputs made by developers, 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 7,21,31,640/- (Rupees Seven Crores Twenty One Lac Thirty One Thousand Six Hundred Forty only)( 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 Assistant Commissioner, KDMC, Kalyan, Maharashtra being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 5,44,50,000/- (Rupees Five Crores forty Four Lac Fifty thousand only) (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 Assistant Commissioner, KDMC, Kalyan, Maharashtra (planning Authority) is estimated at Rs. 1,76,81,640/- (Rupees One Crores Seventy Six Lac Eighty One Thousand Six Hundred Forty Only) ( 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**
**Project- Kuber Ganraj**
**1) Building No. 1 – Wing** (Total area in sq fts : 50,438.8)

| Sr. No | Particulars | Amounts |
|---|---|---|
| 1 | Total Estimated cost of construction of the building/wings | Rs. 6,95,81,640 /- |
| 2 | Cost incurred as on 10/08/2017 (based on the Estimated cost ) | Rs. 5,44,50,000 /- |
| 3 | Work done in Percentage (as Percentage of the estimated cost ) | 78.25 % |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) | Rs. 1,51,31,640/- |
| 5 | Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A) | Rs. 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 10/08/2017 date of Registration is | Rs. 25,50,000 /- |
| 2 | Cost incurred as on 10/08/2017 (based on the Estimated cost ) | Rs. 0 /- |
| 3 | Work done in Percentage (as Percentage of the estimated cost ) | 0.0 % |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) | Rs. 25,50,000/- |
| 5 | Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A) | Rs. 0 / |

Yours Faithfully

Signature of Engineer
(Licence No : TMC/1100/SE/2015)

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