S. V. PATEL & ASSOCIATES
CONSULTING ENGINEERS • STRUCTURAL DESIGNERS

B-805, D. S. CORPORATE SQUARE,
BEHIND KANARA BUSINESS CENTER,
LAXMI NAGAR, GHATKOPAR (E),
MUMBAI - 400 075.
TELEFAX : 2500 6098, 2500 5219
E-mail : svpassociates@gmail.com
Web. : www.svpatelassociates.com

FORM-2

REF No.: 1050/207/2017

Date: 26/07/2017

To,
M/s. RUDIS DEVELOPERS,
S.No. 30/2, 30/3, 31/4 PT,
Near Kookan King Resort,
Kalyan-Shill Road,
Village Padle, District-Thane, 421204

Subject: Certificate of Cost Incurred for Development of SUNANDA CIRCLE for Construction of Building type: B and Building Type: A of the First Phase (MahaRERA Registration Number) situated on the Plot bearing S.No. 30 H.No.: 2 & H.No.: 3, demarcated by its boundaries S.No: 30 to the North, H.No: 4to the South, Road to the East, S.No: 30, H.No: 1 to the West, of Village-Padle, Taluka -Thane, District-Thane, PIN-421204, admeasuring 2200 sq.mts. in First Phase and S.No: 31, H.No: 4PT admeasuring 2159.24 sq.mts. in Second Phase area being developed by M/s. RUDIS DEVELOPERS.

Ref: MahaRERA Registration Number _____

Dear Sir,
I, Surendra V. Patel, proprietor of S.V. Patel & Associates have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being
Building type: B and Building Type: A of the First Phase situated on the Plot bearing S.No. 30 H.No.: 2 & H.No.: 3, of Village-Padle, Taluka -Thane, District-Thane, PIN-421204, admeasuring 2200 sq.mts. in First Phase and S.No: 31, H.No: 4PT admeasuring 2159.24 sq.mts. in Second Phase area being developed by M/s. RUDIS DEVELOPERS.

1. Following technical professionals are appointed by Owner / Promoter:—
   i. M/s. Mahesh Jagtap & Associates as Architect
   ii. M/s. S.V. Patel & Associates as Structural Consultant
   iii. M/s. NA as MEP Consultant
   iv. Shri Yogesh Choudhary 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 estimatedcost calculations are based on the Drawings/plans made available to us for the project underreference by the Developer and Consultants and the Schedule of items and quantity for the entirework as calculated by Yogesh Choudhary, Quantity Surveyor appointed by Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and thesite 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. 4,52,00,500/- (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 forthe purpose of obtaining occupation certificate / completion certificate for the building(s) from the Thane Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaidproject is being implemented.

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STR
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4. The Estimated Cost Incurred till date is calculated at Rs. 1,84,22,000/- (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 Thane Municipal Corporation (planning Authority) is estimated at Rs. 2,67,78,500/- (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 :

Building B

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on date of Registration is 25.07.2017	Rs. 3,82,00,500/-
2	Cost incurred as on 25.07.2017 (based on the Estimated cost)	Rs. 1,71,99,500/-
3	Work done in Percentage (as Percentage of the estimated cost)	45.02 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,10,01,000/-
5	Cost Incurred on Additional /Extra Items as on 25.07.2017 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. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 25.07.2017 date of Registration is	Rs. 70,00,000/-
2	Cost incurred as on 25.07.2017 (based on the Estimated cost).	Rs. 12,22,500/-
3	Work done in Percentage (as Percentage of the estimated cost).	17.46%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 57,77,500/-
5	Cost Incurred on Additional /Extra Items as on 25.07.2017 not included in the Estimated Cost (Annexure A).	NIL

S. V. PATEL & ASSOCIATES STR P-136 MUMBAI 400 075

Yours Faithfully,

(S.V.PATEL)
(Consulting Structural Engineer)
(Registration No: STR/P/136)