

Dinesh N. Patel (B. E. Civil)



D. N. Patel & Associates

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

101, Ashoka Shopping Centre, Opp. Railway Station, Navghar Road, Bhayandar (East) - 401 105.

Tel. (O) : 2815 2128 Email : dnpatel2011@gmail.com

FORM-2

ENGINEER'S CERTIFICATE

Date: 31.07.2017

To

SHRI. PRAKASH H. JAIN (HUF)

S/3, Walchand Complex,

Fatak Road, Bhayandar (W).

Subject: Certificate of Cost Incurred for Development of [Project Name] for Construction of "WALCHAND NAGAR" Building No. 2, Wing - A & B (Part ST + 7) & Wing - C & D (Part ST + 7) of the MahaRERA Registration Number) situated on the Plot bearing S.No. 220 (Old), 4 (New) of Village - Rai, Bhayandar, demarcated by its boundaries (latitude and longitude of the end points) S.No. 224 to the North, S.No. 217 to the South, S.No.219 to the East, 12.0 MT. D. P. Road to the West of Division at Village Rai, District Thane, PIN 401 101, admeasuring Total F.S.I. Area 4336.70 Sq.Mt. Area being developed by SHRI. PRAKASH H. JAIN (HUF)

Ref: MahaRERA Registration Number _____

Sir,

I Dinesh N. Patel Proprietor D. N. PATEL & ASSOCIATES have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being of "WALCHAND NAGAR" Building No. 2, Wing - A & B (Part ST + 7) & Wing - C & D (Part ST + 7) of the situated on the plot bearing S.No. 220 (Old), 4 (New) of Village - Rai, Bhayandar, Tal. & Dist. Thane - PIN 401 101,

1. Following technical professionals are appointed by Owner / Promoter :-

(i) Shri Dinesh N Patel as L.S. & Engineer.

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(ii) Shri Dinesh N Patel as Structural Consultant.
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(iii) M/s / Shri Nilesh P. Jain (B.E.Civil) as MEP Consultant.

(iv) Shri. Nilesh P. Jain (B.E.Civil) as Site Supervisor.

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 Mr Nilesh P Jain (B.E Civil) 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. 11,00,00,000/-** 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 Mira Bhayander Municipal 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 6,50,00,000/-** 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 Mira Bhayander Municipal Corporation (planning Authority) is estimated at **Rs4,50,00,000/-** (Total of Table A and B).

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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 :

TABLE A

Building No. 2, (Wing - A, B, C & D) Named "WALCHAND NAGAR"

(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	10,50,00,000/-
2	Cost incurred as on 31/07/2017 (based on the Estimated cost)	6,50,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	61.90%
4	Balance Cost to be Incurred (Based on Estimated Cost)	4,00,00,000/-
5	Cost Incurred on Additional /Extra Items as on 31/07/2017 not included in the Estimated Cost (Annexure A)	NIL

TABLE B

Building No. 2, (Wing - A, B, C & D) Named "WALCHAND NAGAR"

(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	50,00,000/-
2	Cost incurred as on 31/07/2017 (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	50,00,000/-

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5	Cost Incurred on Additional / Extra Items as on 31/07/2017 not included in the Estimated Cost (Annexure A)	NIL
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Yours Faithfully,
For M/s. D. N. Patel & Associates

(Signature)
(D. N. PATEL)

(Signature)
D. N. PATEL & ASSOCIATES
LICENCED SURVEYOR/ENGINEER
& R. C. C. CONSULTANT
01, Ashoka Shopping Centre,
Opp. Rly. Station, Navghar Road
Bhayandar (E) - 401105

* **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.

Annexure A

List of Extra / Additional Items executed with Cost

(Which were not part of the original Estimate of Total Cost)