MANOHAR PATIL & ASSOCIATES
CONSULTING ENGINEERS

PROP. MANOHAR PATIL,
B.E. CIVIL, AMIE.
BMC REGSTRN NO. STR/P/167
KDMC STRU. ENG. REGSTRN NO. 440
TMC STRU. ENG. REGSTRN. NO. 1089
NMMC/TPO/S.E./173
STATE REG. NO. STATE/R/2022/APL/04324

Date: 15.12.2025

To ,
M/S J. B. Constructions
F1/F2, Shree Parshwa Ind Prem CHS Ltd.,
S.V. Road, Dombivli (East).

Subject :-Certificate of Cost Incurred for Development of for Construction of Raghukunj Co-Op Hg. So. Ltd., Building, situated on CTS No. 10094A, 10094B, 10095 to 10100, G.B. Patharii, Dombivli (E) admeasuring 978.20 Sq.mts. area being developed by M/S J. B. Constructions

Sir,

I **Mr. Manohar V. Patil** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Raghukunj Co-Op Hg. So. Ltd., Building, situated on CTS No. 10094A, 10094B, 10095 to 10100, G.B. Patharii, Dombivli (E) admeasuring 978.20 Sq.mts. area being developed by M/S J. B. Constructions

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

(i) **Mr. Ninad S. Vaidya as** an Architect ;

(ii) **Mr. Manohar V. Patil** as Structural Consultant

(iii) M/s /Shri / _____as MEP Consultant

(iv) M/s /Shri / Smt _____as Quantity Surveyor *

MANOHAR V. PATIL
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KDMC REGISTRN. No. 440

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 **M/S** J. B. Constructions 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. 8,28,00,000/- (Eight Crore Twenty Eight lakhs 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 **Raghukunj Co-Op Hg. So. Ltd.,** from the **KDMC (Kalyan –Dombiavali Muncipal Corporation)** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

Office Add. : Shop No. 6, Ved CHS., Ambika Nagar, Gograswadi, Manpada Cross Road, Dombivali (East) - 421201. **Mobile** : 81081 80077
Reg. Add. : Matru Chaya, Kalyan Shill Road, Near Katai Police Chawky, Opp. Katai Petrol Pump. Thane - 421 204.
e-mail : mpa.str@gmail.com

4.The Estimated Cost Incurred till date 12.02.2025 is calculated at **Rs. 2,20,97,244/- (Two Crore Twenty Lakhs , Ninety Seven Thousand, Two Hundred Forty Four** (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 KDMC is estimated at **Rs. 6,07,02,756/- (Six Crore Seven Lakh Two Thousand Seven Hundred Fifty Six 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 :

TABLE :- A

Building called **Raghu Kunj Co-Op Hg. So. Ltd.,developed by** M/S J. B. Constructions
(to be prepared separately for each Building /Wing of the Real Estate Project)

	TABLE - 'A'	
Sr. No.	**Particulars**	**Amount (RS.)**
1	Total Estimated cost of the Project **Raghu Kunj Co-Op Hg. So. Ltd.,** as on _30.06.2025 on date of registration is	**8,28,00,000/-**
2	Cost incurred as on 15.12.2025 (based on the Estimated cost)	**2,20,97,244//-**
3	Work Done in Percentage (as per percentage of the estimated cost)	**26.5%**
4	Balance Cost to be Incurred (base on the Estimated Cost)	
5	Cost incurred on Additional /Extra Items as on on 30/04/2022 not included in the Estimated Cost (Annexure A)	**6,07,02,756/-**

TABLE : - B

	TABLE - 'B'	
Sr. No.	**Particulars**	**Amount (RS.)**
1	Total Estimated cost of the Internal and External Development Works including amenities and facilities in the layout as on date of registration is	0/-
2	Cost incurred as 12.02.2025 (based on the Estimated cost)	0
3	Work Done in Percentage (as per percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (base on the Estimated Cost)	-
5	Cost incurred on Additional /Extra Items as 12.02.2025 not included in the Estimated Cost (Annexure A)	0

Yours Faithfully

MANOHAR V. PATIL
B. E. CIVIL., A.M.I.E.
KDMC REGISTRN. No. 440

MR. MANOHAR V. PATIL
[Licence No. :- KDMC STRU. ENG. REG. NO. 440]

* 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)

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