VENUS CONSULTANTS

Structural Design, Structural Audit & Project Management Consultancy

Contact : 81690-67342/98702-95181/venusconsultantsv@gmail.com/

Add: 2nd Floor, P.P. Chambers, Fateh Ali Road, Near KDMC, Dombivli (E)

Form – 2

[See Regulation 3]

Engineer's Certificate

Date: 20/02/2023

To,
The Kirti Enterprises,
Shop No-M-21, Lotus,
Flower Valley, Khadak Pada,
Kalyan West - 421301

Subject : Certificate of Cost incurred for Development of Project **"DESAI CELESTE"** situated on Plot bearing Survey No. 70 H. No. 1A & 1B, At Village Kalyan, Under Boundries of Kalyan Dombivali Municipal Corporation, Tal. Kalyan Dist. Thane – 421301 having MahaRERA Registration Number _____being developed by **M/s. Kirti Enterprises** .

Sir,

1. I Vikram A Goswami have undertaken assignment of certifying Estimated cost for **"DESAI CELESTE"** having MahaRERA Registration Number _____ being developed by **M/s. Kirti Enterprises.**

2. We have estimated the cost of Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Developer/Consultants. The schedule of items and quantity required for the entire work as calculated by _____Quantity Surveyor* appointed by Developer/Engineer, the assumption of the cost of material, labour and other inputs made by the developer, and the site inspection carried out by us to ascertain/confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 14,25,78,480.00** (Total of Table A and B) at the time of registration. The estimated Total cost of project is with reference to the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the Buildings/ Wings/Layout/Plotted Development from

the **Kalyan Dombivali 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. 35,91,650.00** (Total of Table A and B).The amount of Estimated cost incurred is calculated on the basis of input materials/services used and unit cost of these items.

5. The balance cost of completion of the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale, of the Project is estimated at **Rs. 13,89,86,830.00** (Total of Table A & B)

6. I certify that the cost of the Civil, MEP and allied works for the apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE A

Building/Wing/Layout/Plotted Development bearing Number **For Building No. 1 & 2**

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

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the buildings/wings as on date of Registration is	**Rs. 13,57,89,028.00**
2.	Cost incurred as on date of certificate	**Rs. 35,91,650.00**
3.	Work done in Percentage (as Percentage of the estimated cost)	**3%**
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	**Rs. 13,21,97,378.00**
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	0

TABLE B

Internal & External Development works in respect of the Registered Phase

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	**Rs. 67,89,452.00**
2.	Cost incurred as on date of certificate	Rs. 0.00
3.	Work done in Percentage (as Percentage of the estimated cost)	-
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	**Rs. 67,89,452.00**
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	0

Yours faithfully,

For **M/s VENUS CONSULTANTS**

VENUS CONSULTANTS DOMBIVLI

Vikram A. Goswami

MSc. Civil & Structures, UK

KDMC Structural Engineer License No. 580

Agreed and Accepted by:

For, M/S. KIRTI ENTERPRISES

For Kirti Enterprises

Partner

Mr. Kaustubh K Desai

(Partner)

Name:

Date:

TABLE – C

List of Extra/Additional/Deleted Items considered in cost

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

Sr. No.	List of Extra/Additional/Deleted Items	Amount
1.	-	-
2.	-	-