Dhokle & Associates
Structural Consultant

607, Seasons Business Centre,
Shivaji Chowk, Opp KDMC,
Kalyan (west)-421301.
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FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date: 30-01-2025

To,
M/s. SAGAR ENTERPRISES
01, Apana Ghar Hsg. Society,
Nr. St. Thomas School, Karnik Road,
Kalyan-W-421301.

Subject: Certificate of Cost Incurred for Development of **ANANT SAGAR-BUILDING "E"** having (MahaRERA Reg. No. **P51700077392**) situated on the Plot bearing Survey No. **4/1/A/3** demarcated by its boundaries (latitude and longitude of the end points) Property of S.No. 06 to the North, Property of S.No. 4/1/A/4 to the South, Property of S.No. 32 to the East & Property of S.No. 4/1/A/1 to the West of Division **Konkan,** Village- **Kolivali,** Taluka- **Kalyan,** District- **Thane, 421301** admeasuring **900** sq.mts. area being developed by **M/s. SAGAR ENTERPRISES.**

Sir,

I, Majid Dhokle of M/s. Dhokle & Associates have undertaken assignment of certifying Estimated Cost **ANANT SAGAR-BUILDING "E"** proposed to be registered under MahaRERA, being plot bearing Survey No. **4/1/A/3** demarcated by its boundaries (latitude and longitude of the end points) Property of S.No. 06 to the North, Property of S.No. 4/1/A/4 to the South, Property of S.No. 32 to the East & Property of S.No. 4/1/A/1 to the West of Division **Konkan,** Village- **Kolivali,** Taluka- **Kalyan,** District- **Thane,** PIN- **421301** admeasuring **900** sq.mts. area being developed by **M/s. SAGAR ENTERPRISES.**

1. Following technical professionals are appointed by Owner / Promoter: —
   - (i) M/s. Creations as **Architect**;
   - (ii) M/s. Dhokle & Associates as **Structural Consultant;**
   - (iii) M/s. Elcon Engineers as **MEP Consultant**;
   - (iv) Shri. Majid Dhokle 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 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 **M/s. Dhokle & Associates** 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. 5,72,84,440/-** (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

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occupation certificate / completion certificate for the building(s) from the being the Planning Authority under whose jurisdiction the afore said project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 1,70,50,900/-** (Total of Table A and Table 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 (planning Authority) is estimated at **Rs. 3,50,25,860/-** (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

ANANT SAGAR-BUILDING "E" – (Gr.+7 Floors)

Sr. No	Particulars	Amounts (Rs.)
(1)	(2)	(3)
1	Total Estimated cost of the building/wing as on dt. 29-03-2024 of Registration is	5,20,76,760/-
2	Cost incurred as on dt. 29-05-2024 (based on the Estimated cost)	1,70,50,900/-
3	Work done in Percentage (as Percentage of the estimated cost)	32.74 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	3,50,25,860/-
5	Cost Incurred on Additional /Extra Items as on -------not included in the Estimated Cost (Annexure A)	NIL

TABLE - B

ANANT SAGAR-BUILDING "E" – (Gr.+7 Floors)

Sr. No	Particulars	Amounts (Rs.)
(1)	(2)	(3)
1	Total estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on dt. 29-03-2024 date of Registration is	52,07,680/-
2	Cost incurred as on (based on the Estimated cost).	-
3	Work done in Percentage (as Percentage of the estimated cost).	-- %
4	Balance Cost to be Incurred (Based on Estimated Cost).	52,07,680/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A).	NIL

Yours Faithfully,

Majid Dhokle
(Licence No: STATE/R/2025/APL/16670)

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* Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.
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. (**) Balance cost to be incurred (4) may vary from Difference between Total estimated cost (1) and Actual Cost incurred (2) due to deviation in quantity required/ escalation of cost etc. 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.
4. All components of work with specifications are indicative and not exhaustive.
5. Please specify if there are any deviations/qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

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.		