HARESH L. PATEL
B.E (Civil) (Hons), M.tech (Struct),
M.I.E (India) Chartered Engineer
Regn no. STR/P/107

OFF.:
101, 'RUBY' , Above Saraswat Bank, Holy Cross Road,
I. C. Colony, Borivali (West), Mumbai-400103.
Tel- 2894 5467, 2892 9556.
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FORM – 2
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- 08.01.2025

M/s. Sahakar Creation
204A, Western Edge II,
Off W.E. Highway,
Borivali East, Mumbai 400066.

Subject: Certificate of Cost Incurred for Development of **Sahakar Vista** for Construction of one building (MahaRERA Registration Number **P51800053793**) situated at **CTS No. 1424/A/2 of Village Dahisar at Dahisar East, Mumbai – 400068.**

Ref: MahaRERA Registration Number P51800053793

Sir,
I **Haresh L Patel** have undertaken assignment of certifying Estimated cost for the cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being One building situated at **CTS No. 1424/A/2 of Village Dahisar at Dahisar East, Mumbai – 400068** admeasuring **1501.41 Sq. mts** area being developed by **M/s Sahakar Creation**.

1) Following technical professionals are appointed by Owner/ Promoter:
   - Mr. Tarun H. Motta of M/s. Teearch Ltd as Licensed Surveyor
   - Mr. Haresh Patel of M/s Patel Kulkarni Consultants, as Structural Consultant
   - Shri. Nikhil V. Ardekar as Site Supervisor.

2) I have estimated the cost of the completion to obtain. Occupation Certificate/ Completion Certificate, of the Civil, 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 Developers and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3) I estimate Total estimated Cost of Completion of the building(s) of the aforesaid project under reference as **Rs. 38,21,06,850/-** The estimated Total cost of project is with reference to the Civil and Allied works required to be completed for the purpose of obtaining occupation certificate /

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completion certificate for the building(s) from the **MCGM** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4) The Estimated Cost incurred till date is calculated at **Rs. 5,97,77,122/-.** 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 and Allied works of the building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from MCGM (planning Authority) is estimated at **Rs. 32,23,29,728/-** I certify that the Cost of the Civil 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 plot bearing CTS No. 1424/A/2 or called Sahakar Vista

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building as on **13/10/2023** date of Registration is **30/11/2023**	Rs. 31,33,27,617/-
2.	Cost incurred as on **30.09.2024** (Based on the Estimated cost)	Rs. 4,90,17,240/-
3.	Work done in Percentage (as percentage of the estimated cost)	15.6%
4.	Balance cost to be Incurred (Based on Estimated Cost)	Rs. 26,43,10,377/-
5.	Cost incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL

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TABLE B

(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 **13/10/2023** date of Registration is **30/11/2023**	Rs. 6,87,79,233/-
2.	Cost incurred as on **30.09.2024** (based on the Estimated cost)	Rs. 1,07,59,882/-
3.	Work done in Percentage (as percentage of the estimated cost)	33%
4.	Balance cost to be Incurred (Based on Estimated Cost)	Rs. 5,80,19,531/-
5.	Cost incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL

Thanking you,
Yours Faithfully,

Haresh Laxmanbhai Patel

Digitally signed by Haresh Laxmanbhai Patel
Date: 2025.01.09 09:40:58 +05'30'

Haresh Patel

*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 a 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)

SAHAKAR CREATION