

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: 26th July 2017

To,
The Promoters,
Labdhi Lifestyle Limited,
165, Lohar Chawl,
71, Amrit Niwas, Ground Floor,
Marine Lines,
Mumbai- 400002.

Subject: Certificate of Cost Incurred for Development of Labdhi Garden, for Construction of 2 building(s) / 4 Wing(s) of the 1st Phase of the Project (MahaRERA Registration Number- Applied for) situated on the Plot bearing C.N. No / CTS No. / Survey No. / Final Plot no 81/1,2,3 demarcated by its boundaries (latitude and longitude of the end points)

Dahiwali Vanjarpada ODR to the North, Survey No. 67 to the South, Survey No. 68, 67 to the East, Survey No.71 to the West

of Division KONKAN village Vanjarpada Taluka KARIAT District RAIGAD PIN 410101, admeasuring 5,535 sq. mts. area being developed by LABDHI LIFESTYLE LIMITED

Sir,

I/ We Abhijeet Pandurang Kadam have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 2 Building(s) / 4 Wing(s) of the 1st Phase situated on the Plot bearing C.N. No / CTS No. / Survey No. / Final Plot no 81/1,2,3 of Division KONKAN village Vanjarpada Taluka KARIAT District RAIGAD PIN 410101, admeasuring 5,535 sq. mts. area being developed by LABDHI LIFESTYLE LIMITED

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) M/s Prem Nath & Associates as L.S. / Architect ;
 - (ii) M/s Advay Consultants Private Limited as Structural Consultant
 - (iii) M/s Prem Nath & Associates as MEP Consultant
 - (iv) Shri. Abhijeet Pandurang Kadam 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 Mr. Abhijeet Pandurang



Kadam, 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 74,987,219/- (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 Collector Raigad, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 74,987,219/- (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 the Collector Raigad (planning Authority) is estimated at Rs 0/- (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 /Wing bearing Number '**B**' or called '**BASIL**'.

(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 26/07/2017 date of Registration is	Rs. 15,351,000.00/-
2	Cost incurred as on 26/07/2017 (based on the Estimated cost)	Rs. 15,351,000.00/-
3	Work done in Percentage (as Percentage of the estimated cost.)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0/-
5	Cost incurred on Additional /Extra Items as on 26/07/2017 not included in	Rs. 0/-

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The Estimated Cost (Annexure A)

TABLE A

Building /Wing bearing Number 'C' or called '**CORINTHIAN**'.
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
		Rs.
1	Total Estimated cost of the building/wing as on 26/07/2017 date of Registration	15,191,400.00/-
2	Cost incurred as on 26/07/2017 (based on the Estimated cost)	Rs. 15,191,400.00 /-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
		Rs. 0.00 /-
4	Balance Cost to be Incurred (Based on Estimated Cost)	
5	Cost incurred on Additional/Extra Items as on 26/07/2017 not provided in the Estimated Cost (Annexure A)	Rs. 0/-

TABLE A

Building /Wing bearing Number 'S' or called '**SAGE**'.
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
		Rs.
1	Total Estimated cost of the building/wing	15,250,200.00/-

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As on 26/07/2017 date of Registration is

Rs.
15,250,200.00 /-

2 Cost incurred as on 26/07/2017
(based on the Estimated cost)

3 Work done in Percentage 100%
(as Percentage of the estimated cost)

Rs.
0.00 /-

4 Balance Cost to be Incurred
(Based on Estimated Cost)

5 Cost incurred on Addition/ Extra items Rs. 0 /-
As on 26/07/2017 not included in
the Estimated cost (Annexure A)

TABLE A

Building /Wing bearing Number 'V' or called 'VIOLA'.
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
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	Total Estimated cost of the Building/Wing As on 26/07/2017 date of Registration is	Rs. 15,251,600.00 /-
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Rs.
15,251,600.00 /-

2 Cost incurred as on 26/07/2017
(based on the Estimated cost)

3 Work done in Percentage 100%
(as Percentage of the estimated cost)

Rs.
0.00 /-

4 Balance Cost to be Incurred
(Based on Estimated Cost)

5	Cost incurred on Additional / Extra Items as on 26/07/2017 not included in the Estimated Cost (Annexure A)	Rs. 0/-
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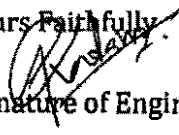
TABLE B

(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 26/07/2017 date of Registration	Rs. 13,943,019/-
2	Cost incurred as on 26/07/2017 (based on the Estimated cost)	Rs. 13,943,019 /-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 00/-
5	Cost incurred on Additional / Extra Items as on 26/07/2017 not included in the Estimated Cost (Annexure A)	Rs-0/-

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Yours Faithfully,


Signature of Engineer

(Licence No...NA.....)

*** 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)

