Annexure B FORM*2 See Regulation 31

ENGINEER'S CERTIFICATE

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

Date: 30/06/2023

To,

The LAVIM DEVELOPERS PRIVATE LIMITED S.R. No.23/2/B D Buidling Avanish Kothrud, Maharashtra Pune Haveli Pune 411 029

Subject:

Certificate of Cost Incurred for Development of BROADWAY MANHATTAN AND EWS; having Maha RERA Registration Number: (Only Applicable after Registration) a being developed by IA PRIVATE LIMITED

Sir,

I/ We ChandrashekhausPingale have undertaken assignment of certifying Estimated Cost for the BROADWAY BROOKLYN MANHATTAN AND EWS having MahaRERA Registration Number: "P52100016356" (Only Applicable after Registration) a being developed by LAVIM DEVELOPERS PRIVATE LIMITED.

- 2. We have estimated the cost of the Civil, MEP and Allied works required for completion of the apartments and proportionale 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 and Consultants. The Schedule of items and quantity required for entire work as calculated by Sulbha Jadhav Quantity Surveyor appointed by Developer/Engineer, the assumption of the cost of material, labour and other inputs made by 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 as Rs 1,26,50,00,000 / (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 to be completion of the apartment and

Project:-BROADWAY

Page 1

proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation excitlicate / completion certificate for the Building(s) Wing(s) (Alayout/Plotted Development from the PCMG being the Planning Authority under whose jurisdiction the aforesaid project is being implemented

- 4. The Estimated Cost Incurred till date is calculated at Rs. 99,54,83,788/. (Total of Hable Aland B). The amount of Estimated Cost Incurred is calculated on the base of inputs materials //services used and unit cost of these items.
- 5. The Balance cost of Completion of the Civil, MEP and Allied works for the completion of the apartment 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 26,95,16,212/2 (Total of Table A and B).
- 6: Iccertify that the Cost of the Civil, MEP and Allied works for the completion of the apartment and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale of the project completed on the date of this certificate is as given in Table A and B below:

TABLE A-1

Building /Wing/ Layout/Plotted Development bearing Number _____ or called BROADWAY TOWER A BROOKLYN **

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

r. No		Particulars	Amounts
· • • •	1	Total Estimated cost of the building wing/ Fay only P Developments as on April 2017 state of Registrations.	offed Rs (N. 330) A530.
	2	Cost incurred as on date June 2023 of the certificate	Rs 31.19.74.822/-
	3	Work done in Percentage (as Percentage of the estimated cost)	7.51079/4
	4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 10:36:22.443/-
	5	Cost Incurred on Additional /Extra Items Not included in the Estimated Cost (Table-C)	Rs. NIL /
		TABLE A - 2 Building /Wing/ Layout/Plotted Development bearing or called BROADWAYTOW FRIB MANHATI (to be prepared separately for each Building /Win	EN
		Layout /Plotted Development of the Real Estate P	roject)
r, No		Layout/Plotted Development of the Real Estate P Particulars	Amounts
·, No	1	Layout/Plotted Development of the Real Estate P	roject)
, No	2	Particulars Total Estimated cost of the building / April 2 2001/A	roject)
The second secon	_	Particulars Total distinuted cost of the building Angeles yould Development as on April 2017 date of Registrations Cost incurred as on date June 2023 of the certificate Work done im Percentage (as Percentage of the estimated cost)	Amounts Otted RS-41/86/02/784/
The second secon	_	Particulars Total distinuted cost of the building Angeles away and a pril 2017 date of Registrations Cost incurred as on date June 2023 of the certificate Work done im Percentage	Amounts Otted Rs 41.86-0 2844. Rs. 29.58.34.049/-
	3	Particulars Total distinuted cost of the building Angle avour. Development as on April 2017 date of Registrations. Cost incurred as on date June 2023 of the certificate. Work done im Percentage. (as Percentage of the estimated cost.) Balance Cost to be Incurred.	Amounts Otted Rs 4/186-02-284/. Rs. 29.58.34.049/.
	3	Particulars Total distinuted cost of the building April 2017 date of Registrations Cost incurred as on date June 2023 of the certificate Work done impercentage (as Percentage of the estimated cost) Balance Cost to be Incurred (Based on Estimated Cost)	Amounts Otted Rs. 41.860 27.84 4.8 4.



Building /Wing/Layout/Plotted Development bearing Number ____ or called BROADWAY EWS MHADA (to be prepared separately for each Building /Wing / Layout/Plotted Development of the Real Estate Project)

1.0	Particulars		Amounts
	their Beamated and at their		ed
	son April 2007 date of Ref	unitality is a second of the 	
	2 Cost incurred as on date Jun of the certificate	ie 2023	Rs. 10.48.90.112/-
	3 Work done in Renormings		94.67%
	fee karomiteks of the within	litai eesi	A STATE OF THE STA
	Balance Cost to be Incurred (Based on Estimated Cost)		Rs. 59.09,888/-
	5 Cost incurred on Additional Not included in the Estimate	Zextra Items ed Cost (Table-C)	Rs. NIL /-
		·	
e energia			
		TABLE B	
i de la composición dela composición de la composición de la composición dela composición dela composición dela composición de la composición de la composición dela com		IABLE D	d shace of the Project)
finter	nal & External Development w	orks in respect of registere	ed phase of the 1 to joins
\$100 mm 100 100 100 100 100 100 100 100 1			
C. No	Particulars	Amounts	
Sr. No	Particulars		
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Sr. No	kori İsimeled gosi of İte	lingped-ing	
Sr. No	kore Baimettal gost of the Batanual Development Woo	intgoni and geomeindug in kvoji ek	
Sr. No	hoef Baimeted gost of the Sciencel Development Wo amenious and Paulities in a April 2007 date of Rep	dutgmet ind geometratug jre kront is geometratug	Rs 32,00,00,000
Sr No	hoef Baimeted gost of the Sciencel Development Wo amenious and Paulities in a April 2007 date of Rep	dutgmet ind geometratug jre kront is geometratug	Rs 32,00,00,000
Sr:No	kore Baimettal gost of the Batanual Development Woo	dutgmet ind geometratug jre kront is geometratug	Rs. 28,27,84,805
Sr:No	For Brimeted gost of the Stieved Development Workington Development World Street and Paulities in on April 2017 date of Rep. 2 Cost incurred as on June 20	dutgmet ind geometratug jre kront is geometratug	Rs. 28,27,84,805
Sr:No	Fore Bailmetted gost of the External Development Wood amendes and Parellines in the April 2007 date of Region 2 Cost incurred as on June 2007 and April 2007 date of Region 2007 date of R	Internal and second an	Rs. 28,27,84,805
Si No	For Brimeted gost of the Stieved Development Workington Development World Street and Paulities in on April 2017 date of Rep. 2 Cost incurred as on June 20	Internal and second an	Rs. 28,27,84,805
Si No	Fore Bailmetted gost of the External Development Wood amendes and Parellities in the April 2007 date of Region 2 Cost incurred as on June 2. Work done in Percentage for Region Region of the Estimates of the Estimates of the Estimates.	Internal and second hiding including is second with the second in the second including	Rs. 28,27,84,805
Si No	Fore Baimeted gost of the External Development Word amendes and Paulities in on April 2017 date of Region 2 Cost incurred as on June 2 Work done in Percentage (as Researchage of the estimates). 3 Work done in Percentage (as Researchage of the estimates).	intermitand Examplication Include as Squattor is 023	Rs. 28,27,84,805
Si No	Fore Baimeted gost of the External Development Word amendes and Paulities in on April 2017 date of Region 2 Cost incurred as on June 2 Work done in Percentage (as Researchage of the estimates). 3 Work done in Percentage (as Researchage of the estimates).	intermitand Examplication Include as Squattor is 023	Rs. 28,27,84,805
Si No	Fore Bailmetted gost of the External Development Wood amendes and Parellities in the April 2007 date of Region 2 Cost incurred as on June 2. Work done in Percentage for Region Region of the Estimates of the Estimates of the Estimates.	intermitand Examplication Include as Squattor is 023	Rs. 28,27,84,805
Si No	For Brimeted gor of the External Development Work amendes and Parellittes in on April 2007 date of Region 2 Cost incurred as on June 20 Work done in Percentage (as Researchage of the Estimated Cost) 4 Balance Cost to be incurred (Based on Estimated Cost)	Internal and second an	Rs. 28,27,84,805
Sr. No	Fore Battmetted gost of the External Development Work amendes and Facilities in on ADAII 2017 date of Region ADAII 2017 date of Region Work done in Percentage (as Percentage of the estimated Cost) 4 Balance Cost to be Incurred (Based on Estimated Cost)	Internal and Establish Aprile Repost	Rs. 28,27,84,805 88.37 Rs. 3,72,15,195
Si No	Fore Ballmeted gost of the External Development Word amendes and Passilities in on April 2017 date of Region 2 Cost incurred as on June 20 Work done in Percentage (as Remaining of the estimated Cost) 3 Work tone in Percentage (as Remaining of the estimated Cost) 4 Balance Cost to be incurred (Based on Estimated Cost)	Internal and second build inching the knowledge is secution to 023	Rs. 28,27,84,805 88.37 Rs. 3,72,15,195
Si No	Fore Ballmeted gost of the External Development Word amendes and Passilities in on April 2017 date of Region 2 Cost incurred as on June 20 Work done in Percentage (as Remaining of the estimated Cost) 3 Work tone in Percentage (as Remaining of the estimated Cost) 4 Balance Cost to be incurred (Based on Estimated Cost)	Internal and second build inching the knowledge is secution to 023	Rs. 28,27,84,805 88.37 Rs. 3,72,15,195
Si No	Fore Battmetted gost of the External Development Work amendes and Facilities in on ADAII 2017 date of Region ADAII 2017 date of Region Work done in Percentage (as Percentage of the estimated Cost) 4 Balance Cost to be Incurred (Based on Estimated Cost)	Internal and second build inching the knowledge is secution to 023	Rs. 28,27,84,805 88.37 Rs. 3,72,15,195
Si No	Fore Ballmeted gost of the External Development Word amendes and Passilities in on April 2017 date of Region 2 Cost incurred as on June 20 Work done in Percentage (as Remaining of the estimated Cost) 3 Work tone in Percentage (as Remaining of the estimated Cost) 4 Balance Cost to be incurred (Based on Estimated Cost)	Internal and second build inching the knowledge is secution to 023	Rs. 28,27,84,805 88.37 Rs. 3,72,15,195
Si No	Fore Ballmeted gost of the External Development Word amendes and Passilities in on April 2017 date of Region 2 Cost incurred as on June 20 Work done in Percentage (as Remaining of the estimated Cost) 3 Work tone in Percentage (as Remaining of the estimated Cost) 4 Balance Cost to be incurred (Based on Estimated Cost)	Internal and second build inching the knowledge is secution to 023	Rs. 28,27,84,805 88.37 Rs. 3,72,15,195

Company: LAVIM DEVELOPERS PVI, LTD.

Project:- BROADWAY



Yours Faithfully

ours ratifically bust

Signature & Name (In BLOCK LETTERS with stamp of Engineer)
(Not Less than Bachlor's Degree Holder of equivalent as per Section 2(u) of the Act)

Local Authority License no -----(If applicable)

Agreed and Accepted by

RM1T

Signature of Promoter Name: 30 106 23



* Note

- 1. The scope of work is to complete Registered Real Estate Project us per drawings approved from time to time and 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 Diffrence between Total estimated Cost (1) and Actual cost incurred 2) due to deviation in quantity required / escalation of the 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.

Company:- LAVIM DEVELOPERS PVT, LTD.

Project:- BROADWAY

Page 5

- All components of work with specifications are indicative and not exhaustive.
- 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)

		to ditame	Amount (In Rs)	<u>.</u> .
Sr.no.	List of Extra / Additional / Dele	ted items		1
1.				
2				

Project:- BROADWAY

Company: LAVIM DEVELOPERS PVT. LTD.