

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)

To

Date: 05th July 2019

The **Larsen & Toubro Ltd.**,
L&T House, Ballard Estate,
N M Marg,
Mumbai - 400001

Subject: Certificate of Cost Incurred for Development of L and T Seawoods Residences Phase I for Construction Work of Tower D04, Tower D05, Tower D06, Tower D07 & Tower D08 Building(s) situated on the Plot bearing C. N. No / CTS No. / Survey no. / Final Plot no R-1, Sector-40, Nerul demarcated by its boundaries 20m wide road & railway corridor Nerul side to the North Flyover Bridge to the South 20m wide road followed with railway boundary to the East 30m wide road to the West of Division Konkan village Navi Mumbai (M Corp) taluka Thane District Thane PIN 400 706 admeasuring 5100 sq.mts. Area being developed by L&T Seawoods Ltd.

Ref. RERA Registration Number P51700020275

Sir,

I, Swapnil Joshi have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being **L and T Seawoods Residences Phase I** Building(s) Tower D04, Tower D05, Tower D06, Tower D07 & Tower D08 of Phase I situated on the plot bearing C. N. No/ CTS No. Survey no. / Final Plot no R-I of Division Konkan village Navi Mumbai taluka Thane District Thane PIN 400 706 admeasuring 5100 sq.mts. Area being developed by L&T Seawoods Ltd.

1. Following technical professionals are appointed by Owner / Promoter:-

- (i) M/s Hiten Sethi & Associates as L. S. / Architect ;
- (ii) M/s H.M. Raje as Structural Consultant
- (iii) M/s KPM as MEP Consultant
- (iv) Shri Swapnil Joshi as Quantity Supervisor*



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 Consultant and the Schedule of times and quantity for the entire work as calculated by us, 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. 3,762,689,612/-. 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 NMMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 77,519,611/-. The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Planning 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 NMMC (planning Authority) is estimated at Rs. 3,762,689,612/-.

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 bearing Number D4

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on 02.04.2019 date of Registration is	Rs. 60,15,89,476/-
2	Cost Incurred as on 05.07.2019 (based on the Estimated cost)	Rs. 16,018,213/-
3	Work done in Percentage (as Percentage of the estimated cost)	2.66% %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 58,55,71,263/-
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL /-



TABLE – A
Building bearing Number D5

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on 02.04.2019 date of Registration is	Rs. 62,08,99,690/-
2	Cost Incurred as on 05.07.2019 (based on the Estimated cost)	Rs. 1,62,78,869/-
3	Work done in Percentage (as Percentage of the estimated cost)	<u>2.62</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 60,46,20,821/-
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. <u>NIL</u> /-

TABLE – A
Building bearing Number D6

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on 02.04.2019 date of Registration is	Rs. 54,75,01,774/-
2	Cost Incurred as on 05.07.2019 (based on the Estimated cost)	Rs. 1,38,29,135/-
3	Work done in Percentage (as Percentage of the estimated cost)	<u>2.53</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 53,36,72,639/-
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. <u>NIL</u> /-



TABLE – A
Building bearing Number D7

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on 02.04.2019 date of Registration is	Rs. 58,81,38,758/-
2	Cost Incurred as on 05.07.2019 (based on the Estimated cost)	Rs. 1,49,84,649/-
3	Work done in Percentage (as Percentage of the estimated cost)	____ 2.55 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 57,31,54,109/-
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____ NIL _____/-

TABLE – A
Building bearing Number D8

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on 02.04.2019 date of Registration is	Rs. 62,16,73,793/-
2	Cost Incurred as on 05.07.2019 (based on the Estimated cost)	Rs. 1,64,08,744/-
3	Work done in Percentage (as Percentage of the estimated cost)	____ 2.64 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 60,52,65,049/-
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____ NIL _____/-



TABLE – B

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 02.04.2019 date of Registration is	Rs. 78,43,33,314/-
2	Cost incurred as on 05.07.2019 (based on the Estimated cost)	Rs. <u>NIL</u> /-
3	Work done in Percentage (as Percentage of the estimated cost)	<u>NIL</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 78,43,33,314/-
5	Cost Incurred on Additional / Extra Items as on 02.04.2019 not included in the Estimated Cost (Annexure A)	Rs. <u>NIL</u> /-



Yours Faithfully

Swapnil Joshi