



Annexure - B

FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

Date – 31st December 2023

To,

LIFE SPACE REALTORS LLP

7th Floor, 898, Notan Plaza,

Turner Road, Bandra West,

Mumbai-400050

Subject: Certificate of Cost Incurred for Development of “Casa Pali” having MahaRERA Registration Number P51800046698 situated on Plot Bearing/CTS/Survey/Final Plot no. F/467,F/468/,F/469 at Greater Mumbai (M Corp.)(Part)(802794) ,Mumbai Suburban, 400050 being developed by Life Space Realtors LLP.

Ref - MahaRERA Registration Number P51800046698

Sir,

I, Mr. Ketan Kapadia have undertaken assignment of Certifying Estimated cost for the “Casa Pali” Project having MahaRERA Registration 'Number P51800046698 being developed by LIFE SPACE REALTORS LLP.

Following Technical Professionals are appointed by Promotor: -

- | | |
|----------------------------|-----------------------------------|
| 1. Architect | : Design Emphasis |
| 2. Structural Consultant: | : Pravin Gala Consultants Pvt Ltd |
| 3. MEP Consultant | : MEP Consulting Engineers. |
| 4. Project Management & QS | : Panora Infrastructure LLP |

2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate 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 developer/consultant. The schedule of item and quantity required for the entire work as calculated by Panora Infrastructure LLP - Quantity surveyor appointed by developer/engineer, the assumption of 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 at Rs. 50,00,00,000/- (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 for completion of the apartments and proportional completion of internal & external works, as per specification mentioned in agreement of sale and for the purpose of obtaining occupational certificate/completion certificate for the Building(s) / Wing(s) Layout / Plotted Development from the Municipal Corporation of Greater Mumbai (BMC) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost incurred till date is calculated at Rs. 9,77,72,396/- (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the basis of input material/services used and unit cost of these items.

5. The Balance Cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the Project is estimated at Rs. 40,22,27,604/- (Total of Table A and B)

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate) internal & external works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is given in Table A and B below:

TABLE A

Building called "Casa Pali".

For each Building development of the Real Estate Project

Sr no	Particulars	Amount (Rs)
1	Total Estimated Cost of the Building/Wing / Layout Plotted Development as on date of Registration is	30,00,00,000/-
2	Cost incurred as on date of certificate	9,77,72,396/-

3	Work done in Percentage (as Percentage of the estimated cost)	32.59%
4	Balance Cost to be Incurred** (based on Estimated Cost)	20,22,27,604/-
5	Cost Incurred on additional/Extra items not included in the Estimated Cost (Table -C)	NIL

TABLE B

Internal & External Development Works in Respect of the Registered Phase

Sr no	Particulars	Amounts (Rs.)
1	Total Estimated Cost of the internal and External Development Works including amenities and Facilities in the layout as on date Registration is	20,00,00,000/-
2	Cost incurred as on date of certificate	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be incurred' (Based on Estimated Cost	20,00,00,000/-
5	Cost incurred on Additional Extra Items not included in the Estimated Cost (Table-C)	NIL

Yours Faithfully,

Sign & Stamp of Engineer

KETAN KAPADIA



Agreed & Accepted by:

Signature of Promoter

Name:

Date :

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 exclusive.
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	Particulars	Amounts (Rs.)