



Date : July 17, 2017

Ref: 2017/SCDPL-943/4272

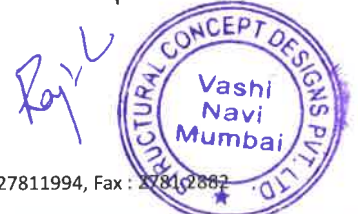
FORM-2
ENGINEER'S CERTIFICATE

To,
M/S. PARADISE LIFESPACES LLP
1701, Satra Plaza, Plot No.19 &20,
Sector 19 D, Vashi, Navi Mumbai - 400705.

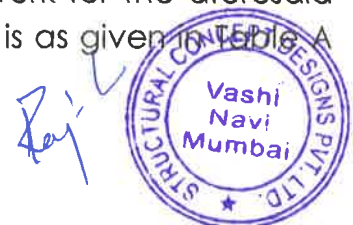
Subject: Certificate of Percentage of Completion of Construction Work of the Project SAI WORLD CITY situated on the Plot bearing Survey no: S.NO. 95/1(PT), 95/2(PT), 95/3(PT), 98/1, 98/2, 98/3, 98/4A, 98/4B/1, 98/4B/2, 98/5(PT), 98/7/3(PT), 98/8, 98/9, 98/10A, 98/10B, 99/0(PT), 101/3, 101/4A, 101/4B, 101/4C, 101/5, 101/6, 101/7, 101/8A, 101/8B, 101/9, 101/10A, 101/10B, 102, 103/1, 103/2(PT), 103/3, 103/4, 110/1A(PT), 110/4, 110/5A, 110/6A, 110/10, 110/11, demarcated by its boundaries (latitude and longitude of the end points) (18.58.8, 73.7.52.07 East, 18.58.3.32, 73.7.25.65 West, 18.58.11.21, 73.7.36.39 North and 18.58.0.33, 73.07.37.94 South) KALUNDRE RIVER to the North, NH4-B to the South, Palaspe Junction to the East, NALA to the West, of Village Kolkhe, Taluka - Panvel, District Raigad 410206 admeasuring 126231.00 sq.mts area, being developed by **M/S. PARADISE LIFESPACES LLP**.

Sir,

I, **Shri. Raajesh K. Ladhav** of **STRUCTURAL CONCEPT DESIGNS PVT. LTD.**, have undertaken assignment as Structural Consultant of **SAI WORLD CITY** project. We are certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA of Phase- 1 of the Project SAI WORLD CITY which consists of 2 building as approved by the **CIDCO (NAINA)**. The phase 1 is being developed on about 47741 Sq. Mtrs out of total approved layout area of 126231 Sq. Mtrs. The total construction area of the phase-1 is 177271.50 Sq. Mtrs.



1. Following technical professionals are appointed by Owner/Promoter :
 - (i) Smt. Devyani Khadilkar of M/S. SPACEAGE CONSULTANTS as L.S. Architect
 - (ii) Smt. Lena Gosavi of M/S DIMENSIONS ARCHITECTS PVT. LTD. as Design & Execution Architect;
 - (iii) Shri. Rajesh K. Ladhav of M/S. STRUCTURAL CONCEPT DESIGNS PVT. LTD. as Structural Consultant
 - (iv) Shri. Anil Verma of M/S. ANIL VERMA & ASSOCIATES as MEP Consultant
 - (v) Shri. Ranjan Kumar as Site 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 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 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 of the aforesaid project under reference as **Rs. 400.67 Crores** (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 from **CIDCO (NAINA)** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost incurred till date is calculated at **Rs. 29.85 Crores**. The amount of Estimated Cost Incurred is calculated on the base of amounts of Total Estimated Cost.
5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building of the subject project to obtain Occupation Certificate / Completion Certificate from planning Authority is estimated at **Rs. 370.82 Crores** (Total of Table A & 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:



SALE BLDG. 1 – WING (A, B, C)

TABLE A

Sr. No.	Particulars	Amount (Crores)
1	Total Estimated cost of the Building as on 15/07/2017 date of registration is	Rs. 274.66/-
2	Cost incurred as on 15/07/2017 (Based on the Estimated cost)	Rs. 24.06/-
3	Work done in Percentage (as Percentage of the estimated cost)	8.76%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 250.58/-
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL

TABLE B

Sr. No.	Particulars	Amount (Crores)
1	Total Estimated cost of the internal and External Development works including amenities and Facilities in the Layout as on 15/07/2017 date of registration is	NIL
2	Cost incurred as on 15/07/2017 (Based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL



SALE BLDG. 2**TABLE A**

Sr. No.	Particulars	Amount (Crores)
1	Total Estimated cost of the Building as on 15/07/2017 date of registration is	Rs. 126.01/-
2	Cost incurred as on 15/07/2017 (Based on the Estimated cost)	Rs. 5.79/-
3	Work done in Percentage (as Percentage of the estimated cost)	4.6 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 120.24/-
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL

TABLE B

Sr. No.	Particulars	Amount (Crores)
1	Total Estimated cost of the internal and External Development works including amenities and Facilities in the Layout as on 15/07/2017 date of registration is	NIL
2	Cost incurred as on 15/07/2017 (Based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL

NOTE: AT PRESENT THE COST OF TABLE "B" IS INCLUDED IN TABLE "A" OF THE SHEET.

Yours Faithfully


RAAJESH K. LADHAD
Consulting Structural Engineer
NMMC Reg. No.: NMMC/TPO/S.E./04
BMC Reg. No.: STR/L/15



*** 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 t1W 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)





**Issued for RERA to PARADISE LIFESPACES LLP
(Sai World City Project at Panvel)**

Ray L

 भारत सरकार
Government of India

 राजेश खटावजी लड्हाड
Raajesh Khatavji Ladhad
जन्म तारीख / DOB : 15/09/1969
पुरुष / Male



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आधार - सामान्य माणसाचा अधिकार

Issued for RERA to PARADISE LIFESPACES LLP
(Sai World City Project at Panvel)

 भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: Address:
C/O, एमराल्ड बे, फ्लॅट नो. 1401, Plot No. 3/b, Nerul, Near Petrol Pump, Sector-14, Nerul, Navi Mumbai, Thane, Maharashtra - 400706
ए 1401, प्लॉट नो. 3/बी, नेरूल, पेट्रोल पंप जवळ, सेक्टर-14, नेरूल, नवी मुंबई, ठाणे, महाराष्ट्र - 400706

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