



Date : October 12, 2017

Ref: 2017/SCDPL-943/4671

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 Rental Housing 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. Ladhad** of **STRUCTURAL CONCEPT DESIGNS PVT. LTD.**, have undertaken assignment as Structural Consultant of Rental Housing Project "**SAI WORLD CITY**". We are certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA of **MMRDA RENTAL HOUSING BUILDINGS** of the Project "**SAI WORLD CITY**" which consists of 3 buildings as approved by the **MMRDA /CIDCO (NAINA)**. The rental buildings are being developed on about 28401.98 Sq. Mtrs out of total approved layout area of 126231 Sq. Mtrs. The total construction area of the Rental Buildings are 190002.97 Sq. Mtrs. area, being developed by **M/S. PARADISE LIFESPACES LLP**.

Rajesh K. Ladhad



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. Raajesh K. Ladhada 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 buildings of the aforesaid project under reference as **Rs. 353.03 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 **MMRDA / 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. 1.98 Crores** (Total of Table A and B). 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. 351.05 Crores** (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:



RENTAL BUILDINGS (R1, R2 & R3)

Table A

Sr. No.	Particulars	Amount (Crores)
1	Total Estimated cost of the Buildings as on 30/09/2017 date of registration is	Rs. 353.03/-
2	Cost incurred as on 30/09/2017 (Based on the Estimated cost)	Rs. 1.98/-
3	Work done in Percentage (as Percentage of the estimated cost)	0.56%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 351.05/-
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL

TABLE B

Sr. No.	Amount (Crores)	Amount (Crores)
1	Total Estimated cost of the internal and External Development works including amenities and Facilities in the Layout as on 30/09/2017 date of registration is	NIL
2	Cost incurred as on 30/09/2017 (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)

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