



Date : November 19, 2018

Ref : 2018/SCDPL-1185/5086

**FORM-2**

**ENGINEER'S CERTIFICATE**

To,  
**M/S. PARTH WORLD LLP**  
A2, Shruti Building,  
A. K. Vaidya Marg,  
Goregaon East,  
Mumbai – 400063.

**Subject:** Certificate of Cost Incurred for Development of **PARTH LAKEFRONT** for Construction of 1<sup>st</sup> Phase of **PARTH LAKEFRONT** situated on the Plot bearing Digha-2 demarcated by its boundaries (19.177281- latitude, 72.996003 longitude) Cemetery Border to the North, Garden to East, Encroachments to south, 6 mtr wide Road to west of T.T.C Industrial Area, M.I.D.C Dighe, Thane. admeasuring 3616.648 sq.mtr of the total plot area of the 3620.00 sq.mtr area being developed by **M/S. PARTH WORLD LLP**.

I, **SHRI. RAAJESH K. LADHAD** of **STRUCTURAL CONCEPT DESIGNS PVT. LTD.** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being construction work of phase I of the project situated on the Plot No. Digha -2, T.T.C Industrial Area, Village Dighe Navi Mumbai admeasuring 3616.648 of total Plot Area of 3620.00 Sq.mt area being developed by **M/S. PARTH WORLD LLP**.



1. Following technical professionals are appointed by Owner/Promoter :
  - (i) M/s Homework as Architects;
  - (ii) Shri. Raajesh K. Ladhav of M/S. STRUCTURAL CONCEPT DESIGNS PVT. LTD. as Structural Consultant
  - (iii) M/s/Shri/Smt Not Applicable as MEP Consultant
  - (iv) Shri. Ravindra Rupavate is the 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 is **Rs. 23,50,00,000/-** [Total of Table A and Table B (Phase-I)] & **Rs. 10,25,00,000/-** [Total of Table A and Table B (Phase-II)]. 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 **MIDC** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost incurred till date is calculated at **Rs. NIL** [Total of Table A and Table B (Phase-I)] & **Rs. NIL** [Total of Table A and Table B (Phase-II)]. 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 **MIDC** Planning Authority is estimated at **Rs. 23,50,00,000/-** [Total of Table A and Table B (Phase-I)] & **Rs. 10,25,00,000/-** [Total of Table A and Table B (Phase-II)].
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:





Building called : **PARTH LAKEFRONT**

(to be prepared separately for each Building / Wing of the Real Estate Project) Sr. No.

**TABLE A (PHASE-I : 1 FSI)**

| Sr. No. | Particulars                                                                                                | Amount             |
|---------|------------------------------------------------------------------------------------------------------------|--------------------|
| 1       | Total Estimated cost of the Building as per presently 1 FSI plan approval – Phase I                        | Rs. 22,32,50,000/- |
| 2       | Cost incurred as on 19/11/2018 (Based on the Estimated cost)                                               | NIL                |
| 3       | Work done in Percentage<br>(as Percentage of the estimated cost)                                           | 0%                 |
| 4       | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                   | Rs. 22,32,50,000/- |
| 5       | Cost Incurred on Additional / Extra Items as on 19/11/2018 not included in the Estimated Cost (Annexure A) | Not Applicable     |

**TABLE A (PHASE-II : 0.5 FSI)**

| Sr. No. | Particulars                                                                                                | Amount            |
|---------|------------------------------------------------------------------------------------------------------------|-------------------|
| 1       | Total Estimated cost of the Building as per presently 0.5 FSI plan approval – Phase II                     | Rs. 9,73,70,000/- |
| 2       | Cost incurred as on 19/11/2018 (Based on the Estimated cost)                                               | NIL               |
| 3       | Work done in Percentage<br>(as Percentage of the estimated cost)                                           | 0%                |
| 4       | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                   | Rs. 9,73,70,000/- |
| 5       | Cost Incurred on Additional / Extra Items as on 19/11/2018 not included in the Estimated Cost (Annexure A) | Not Applicable    |

*Ex-1*



**TABLE B (PHASE-I : 1 FSI)**

| Sr. No. | Particulars                                                                                                                                                         | Amount            |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 1       | Total Estimated cost of the internal and External Development works including amenities and Facilities in the Layout as per presently 1 FSI plan approval – Phase I | Rs. 1,17,50,000/- |
| 2       | Cost incurred as on 19/11/2018 (Based on the Estimated cost)                                                                                                        | NIL               |
| 3       | Work done in Percentage<br>(as Percentage of the estimated cost)                                                                                                    | 0%                |
| 4       | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                                                                            | Rs. 1,17,50,000/- |
| 5       | Cost Incurred on Additional / Extra Items as on 19/11/2018 not included in the Estimated Cost (Annexure A)                                                          | Not Applicable    |

**TABLE B (PHASE-II : 0.5 FSI)**

| Sr. No. | Particulars                                                                                                                                                            | Amount          |
|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 1       | Total Estimated cost of the internal and External Development works including amenities and Facilities in the Layout as per presently 0.5 FSI plan approval – Phase II | Rs. 51,30,000/- |
| 2       | Cost incurred as on 19/11/2018 (Based on the Estimated cost)                                                                                                           | NIL             |
| 3       | Work done in Percentage<br>(as Percentage of the estimated cost)                                                                                                       | 0%              |
| 4       | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                                                                               | Rs. 51,30,000/- |
| 5       | Cost Incurred on Additional / Extra Items as on 19/11/2018 not included in the Estimated Cost (Annexure A)                                                             | Not Applicable  |

Yours Faithfully



**RAAJESH K. LADHAD**  
**Consulting Structural Engineer**  
**BMC Reg. No.: STR/L/15**  
**NMMC Reg. No.: NMMC/TPO/S.E./04**  
**SMC Reg No.: TDO/SEOR/451**  
**TMC Reg No.: 1274/SE/2018**



**\* 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)



2-12



|                                                                                                                                                              |                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <br>भारत सरकार<br>Government of India                                       |                                                                                                                                                               |
|                                                                             | राजेश खटावजी लड्डडे<br>Raajesh Khatavji Ladhade<br>जन्म तारीख / DOB : 15/09/1969<br>पुरुष / Male                                                              |
| 3679 5007 2238                                                                                                                                               |                                                                                                                                                               |
| आधार - सामान्य माणसाचा अधिकार                                                                                                                                |                                                                                                                                                               |
|  भारतीय विशिष्ट पहचान प्राधिकरण<br>UNIQUE IDENTIFICATION AUTHORITY OF INDIA |                                                                                                                                                               |
| पत्ता:<br>C/O, एमरालड बे, प्लॉट नो.<br>ए 1401, प्लॉट नो. 3/बी,<br>नेरूल, पेट्रोल पंप जवळ,<br>सेक्टर-14, नेरूल, नवी मुंबई,<br>ठाणे,<br>महाराष्ट्र - 400706    | Address:<br>C/O., Emerald Bay, flat No. A 1401,<br>Plot No. 3/b, Nerul, Near Petrol<br>Pump, Sector-14, Nerul, Navi<br>Mumbai, Thane,<br>Maharashtra - 400706 |
| 3679 5007 2238                                                                                                                                               |                                                                                                                                                               |

**Issued for RERA to PARTH WORLD LLP**  
**(Plot no. 2, Dighe, MIDC, Thane)**

|                                                      |                                                                                                                    |
|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| आयकर विभाग<br>INCOME TAX DEPARTMENT                  | <br>भारत सरकार<br>GOVT OF INDIA |
| STRUCTURAL CONCEPT DESIGNS<br>PRIVATE LIMITED        |                                                                                                                    |
| 13/04/2012<br>Permanent Account Number<br>AARGS5575L |                                                                                                                    |



*Raj-L*