

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date: 31st Mar 2021

**To,
The Promoters,
Labdhi Siddivinayak Realtors LLP,
165, Lohar Chawl,
71, Amrit Niwas, Ground Floor,
Mumbai- 400002.**

Subject: Certificate of Cost Incurred for Development of Labdhi Seabreeze, for Construction of Labdhi Seabreeze (MahaRERA Registration Number- Applied for) situated on the Plot bearing C.N. No. 192(pt), 194(pt), 195(pt) demarcated by its boundaries (19.0177° N & 72.8687° E) 120 Feet DP Road to the North, Anand Nagar Slum to the South, Adjacent Road & Slum to the East, Panchashil Nagar to the West of Salt Pan Division, Antop Hill, F-North Ward, Wadala, Mumbai- 400037 admeasuring 2564.59 sq.mts. area being developed by Labdhi Siddivinayak Realtors LLP.

**Sir,
I/ We Rohan Kamble have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project to be registered under MahaRERA, being Seabreeze on the plot bearing C.N. No. 192(pt), 194(pt), 195(pt) of Salt Pan Division, Antop Hill, F-North Ward, Wadala, Mumbai- 400037 admeasuring 2564.59 sq.mts. area being developed by Labdhi Siddivinayak Realtors LLP.**

Following technical professionals are appointed by Owner / Promoter:-

- (i) M/s Shree Associates as Liaisoning Architect ;
 - (ii) M/s Shanghvi & Associates consultant Pvt.Ltd as Structural Consultant
 - (iii) M/s Transven Consulting Pvt Ltd as MEP Consultant
 - (iv) Mr. Rohan Kamble as Quantity Surveyor *
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 Consultants and the Schedule of items and quantity for the entire work as calculated by Mr. Rohan Kamble, quantity Surveyor* appointed by Developer/Engineer, and the assumption of

Rohan Kamble

- 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. 88,00,00,000/- (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(s) from the MCGM, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
 4. The Estimated Cost Incurred till date is calculated at Rs. 19,36,00,000/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
 5. The Balance 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 The MCGM (planning Authority) is estimated at Rs 68,64,00,000/- (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 :

TABLE A

Building called 'Labdhi Seabreeze'.
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31/03/2021 is	Rs. 88,00,00,000/-
2	Cost incurred as on 31/03/2021 (based on the Estimated cost)	Rs. <u>19,36,00,000/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>22%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>68,64,00,000/-</u>
5	Cost Incurred on Additional /Extra Items as on 31/03/2021 not included in the Estimated Cost (Annexure A)	Rs. <u>0/-</u>

Table
Rohit K.

TABLE B**(to be prepared for the entire registered phase of the Real Estate Project)**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31/03/2021 is	Rs. 0/-
2	Cost incurred as on 31/03/2021 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0/-
5	Cost Incurred on Additional /Extra Items as on 31/03/2021 not included in the Estimated Cost (Annexure A)	Rs. 0/-

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Yours Faithfully



Signature of Engineer

*** 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 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. 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)