

STRUCTURAL DESIGNERS AND REPAIR SPECIALIST



B-103, ASHIRVAD APARTMENT,
BABHAI NAKA, L.T. ROAD, BORIVALI(W), Mumbai. 92
Tel. 28333628 Fax: 2812 14 61 Mobile 98211 37326.
E-mail : cbpatel17@msn.com

**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: 24 / 07 / 2017

To,

M/s Lakadawala Developers Pvt Ltd.
Lathiwala Apartment , First Floor
Shivdas Chapshi Road
Near Sales Tax office - Mazgaon
Mumbai – 400010

Subject: Certificate of Cost Incurred for Development of Satra Eastern Heights for Construction of Three Rehab building & one Sale Building having 3 Wings of the single & final Phase situated on the Plot bearing CTS No. 7 (Pt.) demarcated by its boundaries (latitude and longitude of the end points) 27.45 Mts. Wide D.P. Road to the North Slum Area to the South 23.80Mts. Wide D.P. Road to the East Slum Area to the West of Division Konkan village Borla taluka Kurla District Mumbai Suburban PIN 40043 admeasuring 18839.67 Sq.mts. Area being developed by LAKADWALA DEVELOPERS PVT. LTD. and SATRA RELATY AND BUILDERS LIMITED.

Ref: MahaRERA Registration Number –under application

Sir,

I, **C.B.Patel** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha-RERA, being 3 Rehab Buildings and 1 Sale Building having 3 Wings of the Single & Final Phase situated on the plot bearing CTS 16 No. 7(Pt.) of Division Konkan village Borla taluka Kurla District Mumbai Suburban PIN 400043 admeasuring 18839.67sq.mts. Area being developed by Lakadwala Developers Pvt. Ltd. And Satra Realty and Builders Ltd.

1. Following technical professionals are appointed by Owner / Promoter:-

- (i) Shri **SAMEER V. KULKARNI** as Architect;
- (ii) M/s **SHANGHAVI & ASSOCIATES CONSULTANTS PVT. LTD.** as Structural Consultant.
- (iii) M/s **ELECTROMECH CONSULTANT** as MEP Consultant
- (iv) M/s **AMBROSIYA DESINGNS PVT. LTD.** as MEP Consultant
- (iv) Shri **JITEN PATEL** as Quantity Surveyor *

2. I 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 quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

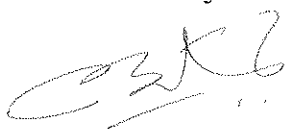
3. I estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs 312,28,00,900 (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation 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. 69,67,41,493 (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 MCGM (planning Authority) is estimated at Rs 242,60,59,407 (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 :

Yours Faithfully



Signature of Engineer
(Licence No STR/P/90.)

TABLE A
Building bearing Number REHAB 1
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building Rehab 1 as on date of Registration is	Rs. 56,00,00,000 /-
2	Cost incurred as on 31 st May 2017 (based on the Estimated cost)	Rs. 49,35,26,406/-
3	Work done in Percentage (as Percentage of the estimated cost)	88.13%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6,64,73,594/-
5	Cost Incurred on Additional /Extra Items as on 31 st May 2017 not included in the Estimated Cost (Annexure A)	Rs. NIL

TABLE A
Building bearing Number REHAB 2
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building Rehab 2 as on date of Registration is	Rs. 50,52,05,350/-
2	Cost incurred as on 31 st May 2017 (based on the Estimated cost)	Rs. NIL
3	Work done in Percentage (as Percentage of the estimated cost)	% NIL
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 50,52,05,350/-
5	Cost Incurred on Additional /Extra Items as on 31 st May 2017 not included in the Estimated Cost (Annexure A)	Rs. NIL

TABLE A
Building bearing Number REHAB 3
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building Rehab 3 as on date of Registration is	Rs. 17,21,91,550 /-
2	Cost incurred as on 31 st May 2017 (based on the Estimated cost)	Rs. NIL
3	Work done in Percentage (as Percentage of the estimated cost)	% NIL
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 17,21,91,550 /-
5	Cost Incurred on Additional /Extra Items as on 31 st May 2017 not included in the Estimated Cost (Annexure A)	Rs. NIL

TABLE A
Building bearing Number Satra Eastern Heights Wing A
(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 A as on date of Registration is	Rs. 61,90,95,000 /-
2	Cost incurred as on 31 st May 2017 (based on the Estimated cost)	Rs. 19,31,702 /-
3	Work done in Percentage (as Percentage of the estimated cost)	% 0.31%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 61,71,63,298 /-
5	Cost Incurred on Additional /Extra Items as on 31 st May 2017 not included in the Estimated Cost (Annexure A)	Rs. NIL

TABLE A
Building bearing Number Satra Eastern Heights Wing B
(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 B as on date of Registration is	Rs. 62,13,45,000 /-
2	Cost incurred as on 31 st May 2017 (based on the Estimated cost)	Rs. 11,40,47,707 /-
3	Work done in Percentage (as Percentage of the estimated cost)	% 18.35%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 50,72,97,293/-
5	Cost Incurred on Additional /Extra Items as on 31 st May 2017 not included in the Estimated Cost (Annexure A)	Rs. NIL

TABLE A
Building bearing Number Satra Eastern Heights Wing C
(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 C as on date of Registration is	Rs. 64,49,64,000 /-
2	Cost incurred as on 31 st May 2017 (based on the Estimated cost)	Rs. 8,72,35,678 /-
3	Work done in Percentage (as Percentage of the estimated cost)	% 13.52%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 55,77,28,322/-
5	Cost Incurred on Additional /Extra Items as on 31 st May 2017 not included in the Estimated Cost (Annexure A)	Rs. NIL

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

S.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and facilities in the layout as on date of Registration is	Rs.
2	Cost incurred as on 31 st May 2017 (based on the Estimated cost)	Rs.
3	Work done in Percentage (as percentage of the Estimated cost)	%
4	Balance cost to be incurred (Based on Estimated cost)	Rs.
5	Cost incurred on Additional / Extra items as on Not included in the Estimated Cost (Annexure A	Rs. NIL

Yours Faithfully



Signature of Engineer
(Licence No STR/P/90.)

Note

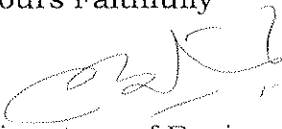
1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
2. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
3. As this is an estimated 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 exhaustive.

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

S.No.	Particulars	Amounts
NIL	NIL	NIL

Yours Faithfully



Signature of Engineer
(Licence No STR/P/90.)