

SHAIKH MOHAMMAD IRFAN
CIVIL ENGINEER AND QUANTITY SURVEYOR

A/G-2, Pioneer Heritage Residency-1, Daulat Nagar, Santacruz (West), Mumbai-400054. Cell No: 9326596324

FORM-2
ENGINEER'S CERTIFICATE
(Oct-Nov-Dec - 2023)

To

M/s. Lak & Hanware Realty LLP
A/G-2, Pioneer Heritage Residency-I,
Daulat Nagar, Santacruz (West),
Mumbai - 400054

Subject: Certificate of Cost Incurred for Development of The Residency Project for Construction of One building Three Wings of the (MahaRERA Registration Number) situated on the Plot bearing CTS No. 520, 520/1 to 520/8 demarcated by its boundaries 19d-07'-48.259" & 72d-50'-45.702" to the North, 19d-07'-47.354" & 72d-50'-47.332" to the South, 19d-07'-48.840" & 72d-50'-47.803" the East, 19d-07'-47.843" & 72d-50'-45.702" to the West, of village Ambivali, Taluka Andheri, District Mumbai Suburban PIN 400102 admeasuring 1811.20 sq.mts. Area being developed by M/s. Lak & Hanware Realty LLP

Ref: RERA REGD.NO- P51800004331

Sir,

I **Mr. Shaikh Mohammad Irfan** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being One Building Three Wings situated on the plot bearing CTS No. 520, 520/1 to 520/8 of Village Ambivali, Taluka Andheri, District Mumbai Suburban, PIN - 400102 admeasuring 1811.20 sq.mts. Area being developed by **M/s. Lak & Hanware Realty LLP**

2. We have estimated the cost of Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of Sale. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants. The schedule of items and quantity for the entire work as calculated by **Shaikh Mohammad Irfan** 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 to ascertain / confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 52,51,00,000/-** (Total of Table A & 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 Slum Rehabilitation Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.



4. The Estimated Cost Incurred till date is calculated at **Rs. 49,17,49,000/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input and materials / services Used and unit cost of these items.

5. The Balance cost of Completion of the Civil, MEP and Allied works for completions of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale of the Project is estimated at **Rs. 3,33,51,000/-** (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for completions of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A & B :

TABLE A
One Building called "The Residency"

No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on <u>30/09/2017</u> date of Registration is	Rs. 52,31,00,000/-
2	Cost incurred as on December 2023 (based on the Estd cost)	Rs. 49,17,49,000/-
3	Work done in % (as % of the estimated cost)	94.01 %
4	Balance Cost to be Incurred (Based on Estd Cost)	Rs. 3,13,51,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. nil /-

TABLE B

No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout date of Registration is	Rs. 20,00,000/-
2	Cost incurred as on _____ (Based on Estd Cost)	Rs. _____ nil /-
3	Work done in Percentage (as % of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estd Cost)	Rs. 20,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____ nil /-

Yours Faithfully
Signature of Engineer


Irfan Shaikh
Quantity Surveyor

Agreed and Accepted by:
M/s. Lak & Hanware Realty LLP.


Signature of Promoter
Name:
Date:

