

## FORM-2

### ENGINEER'S CERTIFICATE

Date: 09/12/2022

To

Lodha Impactum Land and Development Private Limited (formerly known as Impactum Land and Development Private Limited.)

3<sup>rd</sup> Floor, Lodha Excellus,

Apollo Mills Compound, N.M Joshi Marg

Mumbai Maharashtra 400011

**Subject:** Certificate of Percentage of Completion of Construction Work of Project "Foothills of Matheran – P 1" situated on the Plot bearing Survey No. 133/1 to 133/150 demarcated by its boundaries; Proposed Phase – 2 to the North, Survey No – 81 to the South, Survey No - 51,52,53, 54 (Village Antrat) to the East, Proposed Phase – 3 to the West; of village Pimploli taluka Karjat District Raigad Pin No. 410101 admeasuring 1,08,341 Sq Mtrs area being developed by Lodha Impactum Land and Development Private Limited.

Sir,

I KIRAN CHAVAN has undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, of Project "Foothills of Matheran – P 1" situated on the Plot bearing Survey No. 133/1 to 133/150 demarcated by its boundaries; Proposed Phase – 2 to the North, Survey No – 81 to the South, Survey No - 51,52,53, 54 (Village Antrat) to the East, Proposed Phase – 3 to the West; of village Pimploli taluka Karjat District Raigad Pin No. 410101 admeasuring 1,08,341 Sq Mtrs area being developed by Lodha Impactum Land and Development Private Limited.

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

- a. Shri Abhijit Mohite as L.S. / Architect.
- b. N.A - as Structural Consultant (As it's a plotted Development)
- c. N.A - as MEP Consultant (As it's a plotted Development)

- 2) We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, 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. 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 aforesaid project under reference as Rs. 37,56,28,173/- (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 Brihanmumbai Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
- 4) The Estimated Cost Incurred till date is calculated at Rs. 0/- (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 subject project to obtain Occupation Certificate / Completion Certificate from Brihanmumbai Municipal Corporation (planning Authority) is estimated at Rs. 37,56,28,173/- ( 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**

**Project Foothills of Matheran P - 1**

| Sr No. | Particulars                                                                                          | Amount |
|--------|------------------------------------------------------------------------------------------------------|--------|
| 1.     | Total Estimated cost of the building as on date of Registration is                                   | 0      |
| 2.     | Cost incurred as on date of Registration is (based on the Estimated cost)                            | 0      |
| 3.     | Work done in Percentage (as Percentage of the estimated cost)                                        | 0%     |
| 4.     | Balance Cost to be Incurred (Based on Estimated Cost)                                                | 0      |
| 5.     | Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A) | Nil    |

**TABLE B**

| Sr No. | Particulars                                                                                                                                        | Amount         |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 1.     | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of registration is | 37,56,28,173/- |
| 2.     | Cost incurred as on date of registration is                                                                                                        | 0              |
| 3.     | Work done in Percentage (as Percentage of the estimated cost )                                                                                     | 0%             |
| 4.     | Balance Cost to be Incurred (Based on Estimated Cost)                                                                                              | 37,56,28,173/- |
| 5.     | Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)                                               | NIL            |



Yours Faithfully  
Signature of Engineer

M-153646-4