



AUN ALI DELAWALA

License No: D/352/SS-I

FORM-2

ENGINEER'S CERTIFICATE

Date: 15.04.2021

To,
M/s. Lakhani Builders Pvt. Ltd.
18th Floor, Satra Plaza,
Plot No. 20, Sec 19D, Vashi,
Navi Mumbai - 400 705.

Subject : Certificate of Cost Incurred for Development of '**Lakhani's Royale**' for Construction of 01 building of the only Phase situated on the Plot bearing Final Plot No. 33, Sec 18, Ulwe, Navi Mumbai demarcated by its boundaries 18°58'01.30"N, 73°01'27.50"E, 18°58'02.65"N, 73°01'28.40"E, 18°58'00.84"N, 73°01'28.46"E, 18°58'01.91"N, 73°01'29.29"E, 18°58'02.10"N, 73°01'29.31"E of Division : Konkan, Village - Ulwe, Taluka - Panvel, District - Raigad, PIN - 400707 admeasuring 1650 sq.mts. area being developed by **Lakhani Builders Pvt. Ltd.**

Sir,

I **Aun Ali Delawala** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA vide registration No. **P52000014323**, being 01 Building of the only Phase situated on the plot bearing Final Plot No. 33, Sec 18 of Division : Konkan, Village - Ulwe, Taluka - Panvel, District - Raigad, PIN - 400707 admeasuring 1650 sq.mts. area being developed by **Lakhani Builders Pvt. Ltd.**

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

- (i) M/s. Atul Patel Architects Pvt., Ltd. as Architect
- (ii) M/s. Mahimtura Consultants Pvt. Ltd. as Structural Consultant
- (iii) M/s. _____ as MEP Consultant
- (iv) Mr. Aun Ali Delawala 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. Aun Ali Delawala quantity Surveyor



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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. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 10,44,00,000/-** (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 **CIDCO** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 5,82,23,107/-** (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 CIDCO (planning Authority) is estimated at **Rs. 4,61,76,893/-** (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 /Wing bearing Number 01 or called **Lakhani's Royale**

Sr.No.	Particulars	Amounts
01	Total Estimated cost of the building/wing as on 31.03.2021 date of Registration is	Rs. 9,65,70,000/-
02	Cost incurred as on 31.03.2021 (based on the Estimated cost)	Rs. 5,63,71,207/-
03	Work done in Percentage (as Percentage of the estimated cost)	58.37 %
04	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,01,98,793/-
05	Cost Incurred on Additional /Extra Items as on 31.03.2021 not included in the Estimated Cost (Annexure A)	Rs. 0.00



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TABLE B

Sr.No.	Particulars	Amounts
01	Total Estimated cost of the Internal and External development Works including amenities and Facilities in the layout as on 31.03.2021 date of Registration is	Rs. 78,30,000/-
02	Cost incurred as on 31.03.2021 (based on the Estimated cost)	Rs. 18,51,900/-
03	Work done in Percentage (as Percentage of the estimated cost)	23.65 %
04	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 59,78,100/-
05	Cost Incurred on Additional/Extra Items as on 31.03.2021 not included in the Estimated Cost (Annexure A)	Rs. 0.00

Yours Faithfully,

Signature of Engineer
(Licence No. D/352/SS-I)