



FORM-2

**ENGINEER'S CERTIFICATE**

Date: 26-June-2017

To,

The **Larsen & Toubro Ltd.**,  
L&T House, Ballard Estate,  
N M Marg,  
Mumbai - 400001

**Subject : Certificate of Cost Incurred for development of Emerald Isle T4, T5, T6 (Bldg No. 2) for Construction Work of Emerald Isle T4, T5, T6 (Bldg No. 2) No. of Building(s)/ 3 Wing(s) of the 1 Phase of the Project situated on the Plot bearing C.N. No/CTS No./Survey no./ Final Plot no Part of 117A demarcated by its boundaries (latitude and longitude of the end points) 19° 07' 22.6206"N, 72° 53' 38.5275"E to the North 19° 07' 19.1159"N, 72° 53' 36.1812"E to the South 19° 07' 22.2185"N, 72° 53' 39.3564"E to the East 19° 07' 19.8744"N, 72° 53' 35.4751"E to the West of Division Konkan village Tungwa taluka Kurla District Mumbai Suburbs PIN 400072 admeasuring 2025.88 sq.mts. area being developed by Larsen & Toubro Ltd**

Ref: MahaRERA Registration Number \_\_\_\_\_

Sir,

I **Swapnil Joshi** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **Emerald Isle T4, T5, T6 (Bldg No. 2)** Building(s)/ 3 Wing(s) 1 of the Phase situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot no **Part of 117A** of Division **Konkan** village **Tungwa** taluka **Kurla** District **Mumbai Suburbs** PIN **400072** admeasuring **2025.88** sq.mts. area being developed by **Larsen & Toubro Ltd**



PROJECT MANAGEMENT . CONTRACT MANAGEMENT . CORPORATE TRAINING

Head Office : F7, Unit C3, Rainbow Association, Sector – 10, Vashi, Navi Mumbai – 400703

Tel. No : +91 22 27881110

Email : [info@intento.in](mailto:info@intento.in)

Website: [www.intento.in](http://www.intento.in)

1. Following technical professionals are appointed by Owner / Promoter :-
  - (i) M/s **SpaceAge Consultants** as L.S.
  - (ii) M/s. **L&T EDRC, Mumbai/Struct Bombay consultant** as Structural Consultant
  - (iii) M/s **Across Beyond/WSP** as MEP Consultant
  - (iv) Shri **Swapnil Joshi** 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 **Swapnil Joshi** quantity Surveyor\* appointed by Developer, 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. 237,84,38,585** (Total of Table A and B). The estimated Total Cost of project is regarding the Civil, MEP and allied works required to be completed for obtaining occupation certificate / completion certificate for the building(s) from the **Municipal Corporation of Greater Mumbai** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 223,84,33,653** (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 **Municipal Corporation of Greater Mumbai** (planning Authority) is estimated at **Rs. 14,00,04,932** (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 **Emerald Isle-T4 Bldg No-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/wing as on _____ date of Registration is	<u>Rs. 61,89,75,200 /-</u>
2	Cost incurred as on <b><u>31-May-17</u></b> (based on the Estimated cost)	<u>Rs. 59,62,89,233 /-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	96%
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 2,26,85,967 /-</u>
5	Cost Incurred on Additional /Extra Items as on <b><u>31-May-17</u></b> not included in the Estimated Cost (Annexure A)	<u>Rs. 0/-</u>

Building /Wing bearing Number **Emerald Isle-T5 Bldg No-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/wing as on _____ date of Registration is	<u>Rs. 64,20,87,415 /-</u>
2	Cost incurred as on <b><u>31-May-17</u></b> (based on the Estimated cost)	<u>Rs. 60,92,83,402 /-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	95%
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 3,28,04,013 /-</u>
5	Cost Incurred on Additional /Extra Items as on <b><u>31-May-17</u></b> not included in the Estimated Cost (Annexure A)	<u>Rs. 0/-</u>



Building /Wing bearing Number **Emerald Isle-T6 Bldg No-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/wing as on _____ date of Registration is	<u>Rs. 59,54,42,391 /-</u>
2	Cost incurred as on <b><u>31-May-17</u></b> (based on the Estimated cost)	<u>Rs. 57,69,90,044 /-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>97%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 1,84,52,347 /-</u>
5	Cost Incurred on Additional /Extra Items as on <b><u>31-May-17</u></b> not included in the Estimated Cost (Annexure A)	<u>Rs. 0/-</u>



**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 _____ date of Registration is	<u>Rs. 52,19,33,579 /-</u>
2	Cost incurred as on <b><u>31-May-2017</u></b> (based on the Estimated cost )	<u>Rs. 45,58,70,973/-</u>
3	Work done in Percentage (as Percentage of the estimated cost )	<u>87%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 6,60,62,606/-</u>
5	Cost Incurred on Additional /Extra Items as on <b><u>31-May-17</u></b> not included in the Estimated Cost (Annexure A)	<u>Rs. 0 /-</u>



Yours Faithfully



Swapnil Joshi  
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.