D. K. PATEL'S

Tech-Line
CONSULTING ENGINEERS

A-16, 'Sindhutirth', Opp. Bharat Sahakari Bank,Makhmali Talao, L.B.S.Road, Thane (W).
Tel.: 2540 7805, 2540 5082 E-mail : techlineconsultants@gmail.com

**FORM-2 [see Regulation 3]**

## ENGINEER'S CERTIFICATE

Lt No. 35-07/Des-827/2017
Date : 29.07.2017

To,
M/s. Laabh Buildtech,
6, Bhupali, CHS, 2nd Floor,
Next to Neela Paranjpe Eye Hospital,
Ram Maruti Road, Thane (w) 400 602.

**Subject:** Certificate of Cost Incurred for Development of "**LAABH NEELKANTH**" for Construction of ~~No. of Building(s)~~/ ~~_____~~ of the ~~_____~~ Phase-(~~MahaRERA Registration Number~~) situated on land bearing **C.T.S. No. 29** demarcated by its boundaries (latitude and longitude of the end points) **19°11'44.7"N** to the North **19°11'43.2"E** to the South **72°58'50"N** to the East **72°58'49.5"E** to the West of Division **KOKAN, village Kharkar, Taluka – Thane, District – Thane, PIN – 400601** admeasuring **464** sq.mts. area being developed by **M/s. Laabh Buildtech.**

**Ref:** MahaRERA Registration Number **NOT AVAILABLE**

Sir,
I, **Mr. D. K. Patel Proprietor of M/s. Techline Consulting Engineers** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being single building project "**LAABH NEELKANTH**" ~~Building(s)/ _____~~ of the ~~_____~~ Phase situated on land bearing **C.T.S. No. 29** of Division **KOKAN, village Kasarwadvali, Taluka – Thane, District – Thane, PIN – 400601** admeasuring **464** sq.mts. area being developed by **M/s. Laabh Buildtech.**

TECH-LINE ★ THANE ★ CONSULTING ENGINEERS

D. K. PATEL'S

# Tech-Line
## CONSULTING ENGINEERS

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

(i) **M/r. Akruti Consultant** as Architect.

(ii) **M/s. Techline Consulting Engineers through it's proprietor Mr. D. K. Patel** as Structural Consultant.

(iii) **M/s. Krushnachandra Ramadas (Electric) & Mr. Hiralal Nita Bhardwaj (Plumber)** as MEP Consultant.

(iv) **In House Staff of Developers** 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 **In House Staff of Developers** 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. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 5,02,04,999/-** (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 **Thane 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. 1,95,87,428/-** (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 **Thane Municipal Corporation** (planning Authority) is estimated at **Rs. 3,06,17,572/-** (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:

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TABLE A

Building of LAABH NEELKANTH

(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 25.07.2017 date of Registration is | Rs. 4,58,64,021/- |
| 2 | Cost incurred as on 25.07.2017 (based on the Estimated cost) | Rs. 1,91,73,004/- |
| 3 | Work done in Percentage (as Percentage of the estimated cost) | 41.80 % |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) | Rs. 2,66,91,017/- |
| 5 | Cost Incurred on Additional /Extra Items as on 25.07.2017 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)

| Sr. No | Particulars | Amounts |
|---|---|---|
| 1 | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 25.07.2017 date of Registration is | Rs. 43,40,978/- |
| 2 | Cost incurred as on 25.07.2017 (based on the Estimated cost) | Rs. 4,14,423.7/- |
| 3 | Work done in Percentage (as Percentage of the estimated cost) | 9.55 % |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) | Rs. 39,26,555/- |
| 5 | Cost Incurred on Additional /Extra Items as on 25.07.2017 not included in the Estimated Cost (Annexure A) | Rs. NIL /- |

Yours Faithfully
For Tech - Line

Proprietor

TECH - LINE CONSULTING ENGINEERS THANE

MR. D. K. PATEL.
CHARTERED ENGINEER LIC NO. M-146861-2.