



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. 27-02/Des-827/2018

Date : 22.02.2018

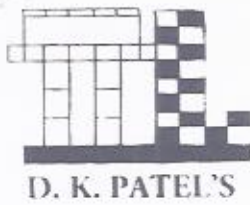
To,
M/s. Laabh Buildtech,
6, Bhupali, CHS, 2nd Floor,
Next to Neela Paranjpe Eye Hospital,
Ram Maruti Road, Thane (w) 400 602.

Subject: Certificate of Cost Incurred for Development of "LAABH NEELKANTH" for Construction of _____ No. of Building(s)/ _____ of the _____ Phase (MahaRERA Registration Number No. P51700010195) 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 No. P51700010195

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.





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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. 4,95,38,099/- (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. 3,49,39,914/- (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. 1,45,98,186/- (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 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 <u>15.02.2018</u> date of Registration is	<u>Rs. 4,51,97,121/-</u>
2	Cost incurred as on <u>15.02.2018</u> (based on the Estimated cost)	<u>Rs. 3,40,99,779/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>75.45 %</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 1,10,97,342/-</u>
5	Cost Incurred on Additional /Extra Items as on <u>15.02.2018</u> not included in the Estimated Cost (Annexure A)	<u>Rs. NIL /-</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 <u>15.02.2018</u> date of Registration is	<u>Rs. 43,40,978/-</u>
2	Cost incurred as on <u>15.02.2018</u> (based on the Estimated cost)	<u>Rs. 8,40,134.7/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>19.35 %</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 35,00,844/-</u>
5	Cost Incurred on Additional /Extra Items as on <u>15.02.2018</u> not included in the Estimated Cost (Annexure A)	<u>Rs. NIL /-</u>

Yours Faithfully

For Tech-Line

Proprietor



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