

AVP STRUCTURAL CONSULTANTS

STRUCTURAL ENGINEER, BMC STR/P/144
STRUCTURAL DESIGN | PEER REVIEW | SUPERVISION | AUDITS

FORM-2

ENGINEER'S CERTIFICATE

Ref: AVP/EUPHORIA/202209/3001

Date: 30/09/2022.

To
JP Infra Realty Private Limited,
(Formerly known as Skylark Realtors Private Limited),
301 Viraj Tower,
Western Express Highway,
Near WEH Metro Station
Andheri East.
Mumbai – 400093.
Maharashtra, India

Subject: Certificate of Cost Incurred for Development of the RERA Real Estate Project
“JP North Euphoria” [MahaRERA Registration Number – P51700016290],
being developed by “M/s JP Infra Realty Private Limited.”

Sir,

1. I, Mr. Jyotiba D. Patil of M/s. AVP Structural Consultants, have undertaken the assignment of certifying Estimated Cost of the building “JP North Euphoria” having MahaRERA Registration Number – P51700016290, being developed by “M/s JP Infra Realty Private Limited.”
2. I have estimated the cost of the Civil, MEP and Allied works for completion of the flats/units and proportionate completion of internal and external works of the project as per specifications mentioned in agreement for sale. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Developer/Consultants. The schedule of items and quantity required for the entire work as calculated by me, the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by me to ascertain the above analysis given to me.
3. I estimate the Total Estimated Cost of completion of the aforesaid project under reference of Rs. 1,20,13,76,733/- [Total of Table A, B and C]. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of the flats/units and proportionate completion of internal and external works, as per specifications mentioned in agreement for sale and for the purpose of obtaining occupation certificate/completion certificate for “JP North Euphoria” from the MBMC, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

5EDC, Plot No.17/18, Dr. Babasaheb Ambedkar Road, Gorai-1, Borivali (W), Mumbai-400092
Email: design@avpconsultants.in





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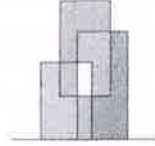
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4. The Estimated Cost Incurred till date is calculated at **Rs. 97,42,59,788/-** [Total of Table A and B]. The amount of Estimated Cost Incurred is calculated on the basis of input materials/services used and unit cost of these items.
5. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the flats/units and proportionate completion of internal and external works, as per specifications mentioned in agreement for sale, the Project is estimated at **Rs. 22,71,16,945/-** [Total of Table A and B].
6. I certify that the Cost of the Civil, MEP and allied work for completion of the flats/units and proportionate completion of internal and external works, as per specifications mentioned in agreement for sale, of the aforesaid project as completed on the date of this certificate is as given in Table A and B below:

TABLE A
"JP North Euphoria"

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on date of Registration is	Rs. 1,14,55,91,260 /-
2	Cost incurred as on date of certificate	Rs. 91,83,05,954 /-
3	Work done in Percentage (as Percentage of the estimated cost)	80.16%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 22,72,85,306 /-
5	Cost Decrease as on 30.06.2022 in the Estimated Cost (Annexure A) Table C	- (Rs. 6,92,14,527 /-)





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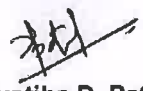
TABLE B

Internal and External Development work of "JP North Euphoria"

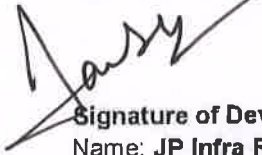
Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal & External Development Works including amenities and Facilities in the layout as on date of Registration is	Rs. 5,57,85,473 /-
2	Cost incurred as on date of certificate	Rs. 3,51,89,476 /-
3	Work done in Percentage (as Percentage of the estimated cost)	63.08%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,05,95,997 /-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	Rs. 2,07,64,358 /-
6	Work done in Percentage (as Percentage of the Additional estimated cost)	30.00%
7	Balance Cost to be Incurred (Based on Additional Estimated Cost)	Rs. 4,84,50,169 /-

Yours Faithfully,
For, AVP Structural Consultants, Mumbai,

JYOTIBA D. PATIL
B.E.(CIVIL), M.S. (STRUCTURES)
CIVIL /STRUCTURAL ENGINEER


Mr. Jyotiba D. Patil.
B.E. (Civil), M.S. (Structures),
(Licensed Civil /Structural Engineer)

Agreed and Accepted by:



Signature of Developer

Name: JP Infra Realty Private Limited

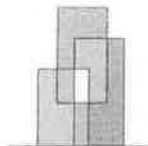
Date: 30/09/2022.



Note:

- a. The scope of work is to complete registered Real Estate Project as per drawings approved from time to time as per specification mentioned in agreement for sale.

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- b. (*) 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 (*).
- c. (**) Balance Cost to be incurred (4) may vary from Difference between Total Estimated Cost (1) and Actual cost incurred (2) due to deviation in quantity required/escalation of cost, etc. 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.
- d. All components of work with specifications are indicative and not exhaustive.
- e. Please specify if there are any deviations/qualification

Table C

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

Sr. No.	List of Extra/Additional/ Deleted Items	Amount (in Rs.)
1.	Table (A) Estimate is Decreased due to Labour Rate Reduced	-Rs. 6,92,14,527 /-
2.	Table (B) Estimate is Increases due to Infra (Car Park)	Rs. 6,92,14,527 /-

