

FORM-2
ENGINEER'S CERTIFICATE

Date: 30th June 2021

Ref: JPI/Imperia – Tower 1/15

To

JP Infra Realty Private Limited

(Formerly known as Skylark Realtors Private Limited),

4th Floor, Viraj Towers, Andheri East,

Western Express Highway,

Near WEH Metro Station

Mumbai – 400093.

Subject: Certificate of Cost Incurred for Construction Work of the building “**JP North Imperia – Tower 1**” of the RERA Real Estate Project “**JP North Imperia – Tower 1**” [MahaRERA Registration Number:P51700019613], admeasuring approximately **2319.26 sq. mts.**, demarcated on its boundaries 19°16'45.62"N, 72°53'3.30"E to the North; 19°16'44.86"N, 72°53'3.83"E to the South; 19°16'45.93"N, 72°53'2.53"E to the East; 19°16'45.07"N, 72°53'2.79"E to the West; situated on the Plot bearing Survey Hissa No. 109/9 at Village – Ghodbunder, District and Taluka – Thane, PIN – 401107 and being developed by “**M/s JP Infra Realty Private Limited.**”

Sir,

I, Rohit Krishna Gorule, have undertaken the assignment of certifying Estimated Cost of the building “**JP North Imperia – Tower 1**” of the RERA Real Estate Project “**JP North Imperia – Tower 1**” [MahaRERA Registration Number: P51700019613], admeasuring approximately **2319.26 sq. mts.**, situated on the Plot bearing Survey Hissa No. 109/9 at Village – Ghodbunder, District and Taluka – Thane, PIN – 401107 and being developed by “**M/s JP Infra Realty Private Limited.**”

1. Following technical professionals are appointed by the Promoter :-
 - i. **Shri Rajesh Khandeparkar** (M/s. URBDES) as Licensed Surveyor.
 - ii. **Shri Umesh Joshi** (M/s.- J+W Structural Consultants LLP) as Structural Consultant
 - iii. **Shri Sayed Naziruddin** (M/s. MEP Consultants) as MEP Consultant
 - iv. **Shri Siddique Modak** as Site Supervisor
 - v. **Rohit Krishna Gorule** as Engineer / QS for RERA Certification.
2. I have estimated the cost of the completion to obtain Occupation Certificate, of the Civil, MEP and Allied works, of the building “**JP North Imperia – Tower 1**” of the project. The estimated cost calculations are based on the Drawings / plans made

By
(Rohit Gorule)

available to me for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by myself, the Quantity Surveyor appointed by the Developer, and the assumption of the cost of material, labour and other inputs made by the developer, and the site inspection carried out by me.

3. I estimate the Total Estimated Cost of completion of "JP North Imperia - Tower 1" of the aforesaid project under reference as **Rs.48,04,13,747 /- (Rupees Forty-Eight Crore Four Lakh Thirteen Thousand Seven Hundred Forty-Seven only)** [Total of Table A (1) and B (1)]. 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 for "JP North Imperia - Tower 1" from the MBMC, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till **30.06.2021** is calculated at **Rs. 11,86,75,533/- (Rs. Eleven Crores Eighty-Six Lakhs Seventy-Five Thousand Five Hundred Thirty-Three Only)** [Total of Table A (2) and B (2)]. 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 "JP North Imperia - Tower 1" of the subject project to obtain Occupation Certificate from MBMC (Planning Authority) is estimated at **Rs. 36,17,38,214 /- (Rupees Thirty-Six Crores Seventeen Lakhs Thirty-Eight Thousand Two Hundred Fourteen only)** [Total of Table A (4) and B (4)].
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
"JP North Imperia - Tower 1"

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30.01.2019 of Registration is	Rs. 43,47,08,912 /-
2	Cost incurred as on 30.06.2021(based on the Estimated cost)	Rs. 11,86,75,533 /-
3	Work done in Percentage (as Percentage of the estimated cost)	27.30%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 31,60,33,379 /-
5	Cost Incurred on Additional / Extra Items as on 30.06.2021 not included in the Estimated Cost (Annexure A)	Rs. 0 /-

By
Chaitanya

TABLE B
"JP North Imperia – Tower 1"

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30.01.2019 date of Registration is	Rs. 4,57,04,835 /-
2	Cost incurred as on 30.06.2021(based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred	Rs. 4,57,04,835 /-
5	Cost Incurred on Additional / Extra Items as on 30.06.2021 not included in the Estimated Cost (Annexure A)	Rs. 0 /-

Yours Faithfully



Rohit Krishna Gorule
Engineer

*** Note**

- a. 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 (*).
- b. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
- c. 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.

Annexure A

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