

FORM 2
ENGINEER'S CERTIFICATE

Date: 29/07/2017

To
M/s. Jewel Villas and Developers LLP,
426, Jewel World, (Cotton Exchange Bldg.)
175, Kalbadevi Road, Mumbai 400 002

Subject: Certificate of Cost Incurred for Development of JEWEL CREST for Construction of Jewel Crest situated on the Plan Bearing F.P. no 108, T.P.S. II, Mahim Division, bearing Municipal ward no. G/North ward Mumbai on demarcated by its boundaries (latitude 19° 2'2.13"N and longitude 72°50'31.49"E and Latitude 19° 2'2.06"N and longitude 72°50'29.73"E of the end points) to the North is plot bearing FP no 109, 110, 111, 112 to the South plot bearing FP no 107 to the East is existing road L.J. Marg to the West plot bearing F.P. no 115, 114 of Mahim Division on L. J. Road, Mumbai, PIN -400016 admeasuring 1490.82sqm. area being developed by **M/s. Jewel Villas and Developers LLP**

Dear Sir,

We have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **Construction Work for M/s. Jewel Villas and Developers LLP** situated on the **L. J. Road Plot bearing F.P. No.108, TPS II, Mahim Division, G North ward Mumbai**

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

(i) M/s Talati and Panthaky Associated Designers LLP as L. S. / Architect

(ii) M/s JW Consultants LLP as Structural Consultant

(iii) M/s Integrated Technical Services as MEP Consultant

(iv) Shri Prashant Nighojkar 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 Quantity Surveyor* appointed by Developer, and the assumption of the cost of material, labor 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 **INR 63,92,26,150/-** (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 MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **INR 1,98,64,874/-** (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 MCGM (planning Authority) is estimated at **INR 61,93,61,276/-** (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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building (Incl. 2% contingency) as on 29/07/2017 date of Registration is	INR 612,009,133
2	Cost incurred as on 29/07/2017 (based on the Estimated cost)	INR 19,864,874
3	Work done in Percentage (as Percentage of the estimated cost)	3.25%
4	Balance Cost to be Incurred (Based on Estimated Cost)	INR 592,144,259
5	Cost Incurred on Additional /Extra Items as on 29/07/2017 not included in the Estimated Cost (Annexure A)	NIL

TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 29/07/2017 date of Registration is	INR 27,217,017
2	Cost incurred as on 29/07/2017 (based on the Estimated cost)	INR 0
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	INR 27,217,017
5	Cost Incurred on Additional /Extra Items as on 29/07/2017 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

R. Nigajkar

Signature of Engineer
(License No.....)

*** 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 labor, 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.

Annexure A

List of Extra / Additional Items executed with Cost

(which were not part of the original Estimate of Total Cost)