SK Consultants & Engineers

Address: 909, The Landmark, Plot no- 26A, Sector -7, Kharghar, Navi Mumbai-410210 Ph: 91+ 7977077375

FORM-2

ENGINEER'S CERTIFICATE
MARCH-2020

Date: **20th Nov 2020**

To
M/s.Jewel Villas & Developers LLP,
426, Jewel World (Cotton Exchange Bldg),
Zaveri Bazar, Mumbai City,
Pin - 400002.

Subject: Certificate of Cost incurred for development of project "Jewel Crest" having one building of the project **[Rera Registration Number: P51900003955]** situated on the Plot Bearing No / CTS no / Survey Number/Final Plot no. **C.S No. 747, F.P No. 108, TPS II Mahim Division** demarcated by its boundaries FP No 109 FP no 110 FP No 111 FP No 112 to the North, Lady Jamshedji Road to the East, FP No 113 FP No 114 FP No 115 to the West, FP No 107 to the South, Village – Mumbai City, Taluka – Mumbai City, District – Mumbai City, Pin - 400016, admeasuring **1490.82 sq.mtrs**, Area being developed by the **Jewel Villas & Developers LLP**.

Ref: MahaRERA Registration Number: P51900003955

Sir, **I Mr. Shantanu Kuchya** Proprietor of the firm **S.K. Consultants & Engineers** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being of **"Jewel Crest"** having one building of the project **[Rera Registration Number: P51900003955]** situated on the Plot Bearing No / CTS no / Survey Number/Final Plot no. **C.S No. 747, F.P No. 108, TPS II Mahim Division** demarcated by its boundaries FP No 109 FP no 110 FP No 111 FP No 112 to the North, Lady Jamshedji Road to the East, FP No 113 FP No 114 FP No 115 to the West, FP No 107 to the South, Village – Mumbai City, Taluka – Mumbai City, District – Mumbai City, Pin -400016, admeasuring **1490.82 sq.mtrs**, Area being developed by the **Jewel Villas & Developers LLP**.

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Following technical professionals are appointed by Owner / Promoter: -

(i) **Mr. Ratnakar Ravindra Pedhnekar Talati and Panthaky Associated Designers LLP** as Architect.

(ii) **JW Consultants LLP** as Structural Engineer.

1. 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 Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 60,42,26,150 /-** (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 Municipal Corporation of Greater Mumbai (MCGM) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at **Rs. 19,69,93,902 /-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. 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 the Municipal Corporation of Greater Mumbai (MCGM) (planning Authority) is estimated at **Rs.40,72,32,248/-** (Total of Table A and B).
5. 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

Sr.No	Particulars	Amount
1	Total Estimated cost of the Building /Wing as on 07.08.2017 Date of Registration is	51,35,92,228/-
2	Cost Incurred as on 31.03.2020 (Based on the estimated cost)	16,74,44,817/-
3	Work done in percentage (As percentage of the Estimated Cost)	32.60%
4	Balance cost to be incurred (Based on estimated cost)	34,61,47,411/-
5	Cost Incurred on Additional /Extra Items as on 31.03.2020 not Included in the Estimated Cost (Annexure A)	NIL

TABLE B

Sr.No	Particulars	Amount
1	Total Estimated cost of Internal & External Development works Including Amenities & facilities in the project as on 07.08.2017 date of registration.	9,06,33,923/-
2	Cost Incurred as on 31.03.2020 (Based on the estimated cost)	2,95,49,085/-
3	Work done in percentage (As percentage of the Estimated Cost)	32.60%
4	Balance cost to be incurred (Based on estimated cost)	6,10,84,837/-
5	Cost Incurred on Additional /Extra Items as on 31.03.2020 not Included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

Signature

S.K. CONSULTANTS & ENGINEERS