

JINESH A. CHOKSI

B-27, OURHOME Society,
Sahakar Nagar, J.P. Road,
Andheri (West),
Mumbai - 400 053

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Date : 26/07/2017

To,

M/s KDI Holdings Pvt. Ltd. ("Promoters"),
B-106, Sanjay Apartments,
S.V.P. Road,
Borivali (West),
Mumbai - 400092.

Subject: Certificate of Cost Incurred for Development of "Juhu Ankur" for Plot bearing CTS No. 195/191B, demarcated by its boundaries (latitude and longitude of the end points) 100'.00" Wide Road known as Gulmohar Road to the North, Bldg. No.4 and beyond by 18'.00" Access to the South, 40'.00" Wide Road to the East, Bldg. No.4 and Bldg. No.2 to the West, Village Andheri, situated at Gulmohar Cross road No. 10, JVPD scheme, Mumbai - 400049 admeasuring 1402.28 sq.mts. plot area (as per MHADA) being developed by "M/s KDI Holdings Pvt. Ltd." ("Promoters").

Sir,

I, **Jinesh A. Choksi** (Engineer) have undertaken assignment of certifying estimated cost for the subject Real estate Project proposed to be registered under MahaRERA, being the project "Juhu Ankur", situated on the plot bearing CTS No. 191/191B, village Andheri, situated at Gulmohar Cross Road No. 10, JVPD scheme, Mumbai - 400049 admeasuring 1402.28 sq.mts. plot area (as per MHADA) being developed by "M/s KDI Holdings Pvt. Ltd." ("Promoters").



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1. Following Technical Professionals are appointed by the Promoter :-

(i)	Mr. Priyank Bhatt	Licensed Surveyor
(ii)	Mr. Simpson R. Sutari	Designing Architect
(iii)	M/s. Sura & Associates (Mr. Piyushkumar K. Sura)	Structural Consultant
(iv)	M/s. Urja Building Services Consultants Pvt. Ltd., (Mr. Mandhar Bhilkar and Mrs. Sheetal M. Bhilkar)	MEP Consultant
(v)	Mr. Joseph P.J	Quantity Surveyor

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 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 Mr. Joseph P.J. 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.
2. We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs 30,50,00,000/- (Rupees Thirty Crores Fifty lakhs only) (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 from the MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

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3. The Estimated Cost Incurred till date is calculated at Rs. 2,40,00,000/- (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 MCGM (planning Authority) is estimated at Rs 28,10,00,000/- (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 :

TABLE A

JUHU ANKUR BUILDING

Sr. No	Particulars	Amounts (Rs)
1	Total Estimated cost of the building as on 26 th July 2017 date of Registration is	Rs. 30,50,00,000/-
2	Cost incurred as on 26 th July 2017 (based on the estimated cost)	Rs. 2,40,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	7.86%
4	Balance cost to be Incurred (Basedon Estimated cost)	Rs 28,10,00,000/-
5	Cost Incurred on Additional/Extra Items as on26th July 2017 not included in the Estimated cost (Annexure A)	Rs. Nil /-

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TABLE B (NOT APPLICABLE)

NOTE: Since it's a single building construction cost for development of internal and external development work already considered in table A

Sr. No	Particulars	Amounts (Rs)
1	Total Estimated cost of the Internal and External Development works including amenities and facilities as on ----- date of Registration is	N/A
2	Cost Incurred as on ----- (based on the Estimated cost)	N/A
3	Work done in Percentage (as percentage of the estimated cost)	N/A
4	Balance cost to be Incurred (Based on Estimated Cost)	N/A
5	Cost Incurred on Additional/Extra Items as on -----not included in the estimated cost (Annexure A)	N/A

Yours Faithfully



Jinesh A. Choksi
Signature of Engineer

Lic. No R/960/2004-2005

*** 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.

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2. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
3. 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.
4. All components of work with specifications are indicative and not exhaustive.

