

DEEPAK KUMAR SINGH

B. E. Civil

B/204, Sai Pushpak CHS. LTD., Near Shivam Hospital, Mira –Bhayandar Road, Mira Road (E), Dist :- Thane – 401107

Mob No. 9892690718

Annexure - B

Form – 2

(See See regulation 3)

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of ongoing Project and for withdrawal of Money from Designated Account- Project Wise)

To,

JSB Homemakers Pvt Ltd

1st Floor, Pratiek Plaza,

Opp. Patel Petrol Pump, S.V. Road,

Goregaon West, Mumbai – 400 104

Subject: Certificate of cost Incurred for Development of **Nakshatra Aazstha** having MahaRERA Registration Number _____ (Only Applicable after project Registration) being developed by **JSB Homemakers Private Limited**

Sir,

I Mr. **Deepak Kumar Singh** have undertaken assignment of certifying Estimated Cost for **Nakshatra Aazstha** having MahaRERA Registration Number _____ (Only Applicable after project Registration being developed by **JSB Homemakers Private Limited**.

2. We have estimated the cost of civil. MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of 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 _____ Quantity Surveyor* appointed by Developer/ Engineer, the assumption of the cost of material, labour and other inputs made by developer. And the site inspection carried out by us to ascertain / confirm the above analysis given to us.

3. We estimate Total Estimated Cost of Completion of the aforesaid project under reference at Rs. **1,80,00,00,000/-** (Total of Total A and B) at the time of Registration. The estimated Total Cost of project is with reference to the civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the building (S) /wing(s)/ Layout plotted Development from the **VVCMC** being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

DEEPAK KUMAR SINGH

B. E. Civil

B/204, Sai Pushpak CHS. LTD., Near Shivam Hospital, Mira –Bhayandar Road, Mira Road (E), Dist :- Thane – 401107
Mob No. 9892690718

4. The Estimated Cost Incurred till date is calculated at Rs. **NIL** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of inputs 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 apartments and proportionate completion of Internal @ external works, as per specifications mentioned in agreement of sale, of the project is estimated at Rs. **1,80,00,00,000/-** (Total A and B).
6. I Certify that the Cost of the Civil, MEP and allied work for apartments and proportionate internal & external works , as per specification mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE A

Building/Wing bearing Number **1A** called **Nakshatra Aazstha**

(To be prepared separately for each Building / Wing / Layout / Plotted Development of the Real Estate Project)

Sr No	Particulars	Amount (In. RS)
1	Total estimated Cost of the Building / Wing/ Layout/ Plotted Development as on date of Registration is 18.05.2023	44,55,61,556/-
2	Cost incurred as on date of certificate	NIL/-
3	Work done in percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	44,55,61,556/-
5	Cost Incurred on Additional/ Extra Item not included in the Estimated Cost (Table -C)	

Building/Wing bearing Number **1B** called **Nakshatra Aazstha**

(To be prepared separately for each Building / Wing / Layout / Plotted Development of the Real Estate Project)

Sr No	Particulars	Amount (In. RS)
1	Total estimated Cost of the Building / Wing/ Layout/ Plotted Development as on date of Registration is 18.05.2023	49,91,35,144/-
2	Cost incurred as on date of certificate	NIL/-
3	Work done in percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	49,91,35,144/-
5	Cost Incurred on Additional/ Extra Item not included in the Estimated Cost (Table -C)	

DEEPAK KUMAR SINGH

B. E. Civil

B/204, Sai Pushpak CHS. LTD., Near Shivam Hospital, Mira –Bhayandar Road, Mira Road (E), Dist :- Thane – 401107

Mob No. 9892690718

Building/Wing bearing Number **5A** called **Nakshatra Aazstha**

(To be prepared separately for each Building / Wing / Layout / Plotted Development of the Real Estate Project)

Sr No	Particulars	Amount (In. RS)
1	Total estimated Cost of the Building / Wing/ Layout/ Plotted Development as on date of Registration is 18.05.2023	41,37,89,606/-
2	Cost incurred as on date of certificate	NIL/-
3	Work done in percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	41,37,89,606/-
5	Cost Incurred on Additional/ Extra Item not included in the Estimated Cost (Table -C)	

Building/Wing bearing Number **5B** called **Nakshatra Aazstha**

(To be prepared separately for each Building / Wing / Layout / Plotted Development of the Real Estate Project)

Sr No	Particulars	Amount (In. RS)
1	Total estimated Cost of the Building / Wing/ Layout/ Plotted Development as on date of Registration is 18.05.2023	34,15,13,694/-
2	Cost incurred as on date of certificate	NIL/-
3	Work done in percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	34,15,13,694/-
5	Cost Incurred on Additional/ Extra Item not included in the Estimated Cost (Table -C)	

DEEPAK KUMAR SINGH

B. E. Civil

B/204, Sai Pushpak CHS. LTD., Near Shivam Hospital, Mira -Bhayandar Road, Mira Road (E), Dist :- Thane - 401107

Mob No. 9892690718

TABLE B

Internal & External Development Works in Respect of the Registered Phase

Sr No	Particulars	Amount (In. RS)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is 18.05.2023	10,00,00,000/-
2	Cost incurred as on date of certificate	NIL/-
3	Work done in percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	10,00,00,000/-
5	Cost incurred on Additional/ Extra Item not included in the Estimated Cost (Table -C)	

Yours Faithfully,

Deepak Kumar Singh



Local Authority license no. _____ (If applicable)

Agreed and Accepted by:

Seksaria



Signature of Promoter

Name: Sunil Seksaria Director of JSB Homemakers Pvt Ltd

Date: 18-05-2023

DEEPAK KUMAR SINGH

B. E. Civil

B/204, Sai Pushpak CHS. LTD., Near Shivam Hospital, Mira –Bhayandar Road, Mira Road (E), Dist :- Thane – 401107

Mob No. 9892690718

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.
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 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. (**) 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.
5. All components work with specifications are indicative and not exhaustive
6. Please specify if there are any deviations/ qualifications Example: Any deviations in input material used from specifications in agreement of sale.

Table C

List of Extra/Additional Deleted Items considered

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

Sr. No.	List of Extra/Additional / Deleted Items	Amount (In Rs.)