
Mr. Akshay Lalit Kasar

Consulting Engineer -B.E- Civil; M.Tech –Structures
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Form-2

ENGINEER'S CERTIFICATE

Date: 7th August 2023

To,
The M/s. Joyville Shapoorji Housing Private Limited
41/44, SP Centre, Minoo Desai Marg,
Colaba, Mumbai-400005
Maharashtra, India

Subject: Certificate of Cost Incurred for Completion of Construction Work of Joyville Hadapsar Project for Construction of 1 building(s) (Tower 1) of the Joyville Celestial Phase 1 of the Project Having MahaRERA Registration Number - _____ Being developed by M/s. Joyville Shapoorji Housing Private Limited

Sir,

- i. I **Akshay Kasar**, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 building(s) (Tower 1) of the Joyville Celestial Phase 1 of the Project Having MahaRERA Registration Number - _____ Being developed by M/s. Joyville Shapoorji Housing Private Limited
- ii. 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 and Consultants. The Schedule of items and quantity for the entire work as calculated by **Mr. Akshay Kasar** Quantity Surveyor* appointed 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 to confirm the above analysis given to us.
- iii. We estimate the Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 70,68,79,402** (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.

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for the building(s) from the PMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

- iv. The Estimated Cost Incurred till date is calculated at **Rs. 0** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials /services used & unit cost of these items.
- v. The Balance cost of Completion of the Civil, MEP and Allied works of the building(s) **and** proportionate completion of internal & external works as per specifications mentioned in agreement of sale, of the project is estimated at **Rs. 70,68,79,402** (Total of Table A and B).
- vi. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external works as per specifications mentioned 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 called (Tower 1) - (Joyville Celestial Phase 1)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. <u>52,59,29,543</u> /-
2	Cost incurred as on 7 th Aug 23 (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. (Based on Estimated Cost)	Rs. <u>52,59,29,543</u> /-
5	Cost Incurred on Additional /Extra Items as on 7 th Aug 23 not included in the Estimated Cost (Annexure A)	Rs. 0/-

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TABLE B

Building called (Tower 1) - (Joyville Celestial Phase 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 7 th Aug 23	Rs. <u>18,09,49,859</u> /-
2	Cost incurred as on 7 th Aug 23 (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. (Based on Estimated Cost)	Rs. <u>18,09,49,859</u> /-
5	Cost Incurred on Additional /Extra Items as on 7 th Aug 23 not included in the Estimated Cost (Annexure A)	Rs. 0/-

Yours Faithfully

for Joyville Shapoorji Housing Pvt Ltd

Agreed and
accepted by



Akshay Kasar
Consulting Engineer

Authorized Signatory
Mr. Jitesh Bonde

Signature of Promoter
Mr. Viraj Berde

*** Note**

1. The scope of the work is to complete the entire Real Estate Project as per drawings approved from time to time as per specification mentioned in agreement of sale.
2. (*) Quantity survey can be done by the 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. (**) Balanced 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

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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.

4. All components of work with specifications are indicative and not exhaustive.
5. Please specify if there are any deviations /qualifications.

Table C

List of Extra /Additional/Deleted Items considered in cost.

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

Sr.NO	List of Extra /Additional /Deleted Items	Amount (in Rs.)
1		
2		