

VISHAL RAGHWANI

Office no.13,2nd Floor, Ramwadi Building, Devi Dayal Road, Near Raj Hospital ,Mulund (W), Mumbai – 400 080. Cell No:- 932268 0566 . Email:-raghwani.vishal86@gmail.com

Date: 06.06.19

ENGINEER'S CERTIFICATE

To
M/s. JVM Spaces
1104, 11th Floor, Dev Corpora,
Nr. Eastern Express Highway,
Opp. Cadbury Junction,
Thane West – 400601

Subject: Certificate of Percentage of completion of construction work of 1 No. Building 2 Wings of the project [MAHA RERA Number Awaited] situated on the plot bearing survey no.4/3 demarcated by its boundaries 19°16'20.82" N Latitude 72°58' 17.96" E Longitude to the North, 19°16' 17.00"N Latitude 72°58' 17.93" E Longitude to the South 19°16' 19.09"N Latitude 72°58' 18.01" E Longitude to the East 19°16' 19.00"N Latitude 72°58' 14.95"E Longitude to the West of Division Konkan village Vadavli taluka Thane District Thane Pin 400615 Admeasuring 2770 sqmt area being developed by M/s. JVM Spaces

I, **VISHAL RAGHWANI** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project work of 1 No. Building 2 Wings of the project [MAHA RERA Number Awaited] situated on the plot bearing survey no.4/3 demarcated by its boundaries 19°16'20.82" N Latitude 72°58' 17.96" E Longitude to the North, 19°16' 17.00"N Latitude 72°58' 17.93" E Longitude to the South 19°16' 19.09"N Latitude 72°58' 18.01" E Longitude to the East 19°16' 19.00"N Latitude 72°58' 14.95"E Longitude to the West of Division Konkan village Vadavli taluka Thane District Thane Pin 400615 Admeasuring 2770 sqmt area being developed by M/s. JVM Spaces

Following technical professionals are appointed by Owner / Promoter:—

- Name of Architect : M/s, Saakaar Architects as Architect
- Structural Engineer : M/s. Techline Consulting Engineers
- MEP Consultant : M/s. Ask Consultants
- Site Supervisor : Mr. Sameer Bhoite As Site Supervisor
- Quantity Surveyor : Mr. Vishal Raghvani

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 **Shri. Vishal Raghvani**, quantity Surveyor appointed by the promoter, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.



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1. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 11,57,50,000/- Eleven Crores Fifty Seven Lakhs Fifty Thousand 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/ Building Completion Certificate for the building from the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
2. The Estimated Cost Incurred for construction of building till date is calculated at **Rs. Nil Only** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost. (Amount of cost incurred is based on information we received from the Developer as on date of this certification)
3. 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 planning Authority is estimated **Rs. 11,57,50,000/- Eleven Crores Fifty Seven Lakhs Fifty Thousand Only**. (Total of Table A and B).

TABLE A - Building

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 06/06/2019 date of Registration is	Rs. 10,00,00,000/-
2	Cost incurred as on 06/06/2019 (based on the Estimated cost)	Rs. Nil/-
3	Work done in Percentage (as Percentage of the estimated cost)	Nil
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 10,00,00,000/-
5	Cost Incurred on Additional /Extra Items as on 06/06/2019 not included in the Estimated Cost (Annexure A)	NIL

TABLE B – Common Area

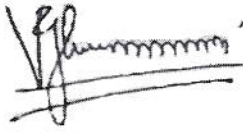
Sr. No	Particulars	Amounts
1	Total Estimated cost of the External Development Works including amenities and Facilities in the layout as on 06/06/2019 date of Registration is	Rs. 1,57,50,000/-
2	Cost incurred as on 06/06/2019 (based on the Estimated cost)	Rs. Nil
3	Work done in Percentage (as Percentage of the estimated cost)	0%

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4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,57,50,000/-
5	Cost Incurred on Additional /Extra Items as on 06/06/2019 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully,



Vishal Raghvani
B. E – Civil (Mr. Vishal Raghvani)
(EN – 05474)

