

JJREALIS (I) PVT. LTD.

GST No.:- 27AADCJ7763K1Z1

CIN No.:- U70109MH2016PTC284187

 www.jjrealis.com

 +91 22 2173 8423

 info@jjrealis.com

 D-2, Plot No. 124, Bhagyodaya C.H.S.,
Swami Vivekanand Nagar, Pokhran Road 2,
Opp. Vasant Vihar Club, Thane (W) 400610

ENGINEER'S CERTIFICATE

Date: Dec 01, 2022

To,

Vikas Lifespace LLP,
1501, 15th Floor, B-Wing,
O2 Commercial Complex,
Opt. Asha Nagar,
Mulund (West),
Mumbai - 400007.

Subject: Certificate of Cost Incurred for proposed Residential Development of project "Vikas 11" having Maha RERA Registration Number _____ (only applicable after project registration) situated on the plot bearing CTS no 551/17 of Village Nahur , junction of P.K. road, & Madan Mohan Malvia road, Mulund West, Mumbai- 400080 being developed by M/S Vikas Lifespace LLP.

Dear Sir,

We JJREALIS India Private Limited, have undertaken the assignment of certifying Estimated cost for the Proposed Development of **Vikas 11** having **MahaRERA No _____** (only applicable after project registration) Project being developed by M/s. Vikas Lifespace LLP.



We have estimated the cost of the Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works of project as per specification mentioned in the 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 are calculated by developer's 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.

We estimate Total Estimated Cost of completion of the aforesaid project under reference as **INR 198,00,00,000/- (Total of Table 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)/Wings(s)/Layout(s) plotted development from MCGM being the Planning the Authority under whose jurisdiction the aforesaid project is being implemented.

The Estimated Cost incurred till date is calculated at **NIL (Total of Table A and B)**. The amount of Estimated Cost Incurred is calculated on the basis of input materials/services used and unit cost of these items.

The Balance Cost of Completion of the Civil, MEP and Allied works for completion of the building and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the project is estimated at **INR 198,00,00,000/- (Total of Table A and B)**.

We certify that the Cost of Civil, MEP and allied work for the aforesaid Project and proportionate internal & external works, as per specifications mentioned in the agreement of sale, of the aforesaid project as completed on the date of this certificate is as given in Table A and Table B as below:



TABLE A

Building/Wing/Layout/Plotted development bearing no_____ or called Vikas 11 (to be prepared separately for each building / wing / layout / plotted development of Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the base building as on the date of Registration	INR 1,18,80,00,000/-
2	Cost incurred as on the date of Certificate (Based on the Estimated cost)	INR NIL
3	Work done in Percentage (As Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	INR 1,18,80,00,000/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	INR NIL

TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities & facilities indicated in the layout as on date of Registration	INR 79,20,00,000/-
2	Cost incurred as on date of Certificate (Based on the Estimated cost)	INR NIL
3	Work done in Percentage (As Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	INR 79,20,00,000/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	NIL



TABLE C

Sr. No	List Of Extra/ Additional /Deleted Items	Amounts (IN INR)
-		NIL

Note

- I. The scope of work is to complete entire Registered Real Estate Project as per drawings approved from time to time as per specifications mentioned in agreement of sale.
- II. Balance cost to be incurred may vary from Different between Total estimated Cost and Actual Cost incurred, 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.
- III. All components of work with specifications are indicative and not exhaustive.

Yours Faithfully

For JJREALIS (I) Pvt. Ltd.



Signature of Engineer

Jayant Joshi

(B. E. Civil), DBM

Registration No.: - M-1586453