

Zuber D Jagirdar

Project Management Consultant, Licenced Surveyor & Engineer.

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Date:31/12/2017

To

Jaydeep Mahalaxmi Construction(JV),

Subject: Certificate of Cost Incurred for Development of Prathmesh Darshan for Construction of building 1 of the Phase situated on the Plot bearing CTS No.5705/8 bldg.no.184, pantnagar, railview co.op.hsg.ltd, Ghatkopar (east). demarcated by its boundaries as below

Lat – 19°5'11.29"N; Long – 72°54'37.26"E to the North,

Lat – 19°5'9.23"N; Long – 72°54'35.83"E, to the South,

Lat – 19°5'10.88"N; Long – 72°54'37.63"E to the East,

Lat – 19°5'9.61"N; Long – 72°54'35.50"E to the West

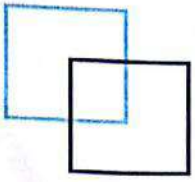
of Division – Konkan, village Ghatkopar, Taluka – Kurla, District – Mumbai, Pin - 400075 admeasuring 1258.00 sq.mts. area being developed by JAYDEEP MAHALAXMI CONSTRUCTION (JV).

Ref: MahaRERA Registration Number P51800009248

Sir,

I Zuber D. Jagirdar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Building 1 of the Phase situated on the plot bearing CTS 5705/8

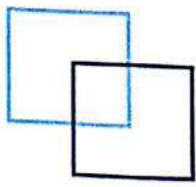
Final Plot no 275, 276,277of Division Kokan village Ghatkopar- kirol Taluka Kurla District Mumbai PIN 400075 admeasuring 1258.00 sq.mts.area being developed by Jaydeep Mahalaxmi Construction(JV)



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1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) M/s/Shri/Smt Space Moulder – Chandan Kelekar as L.S. / Architect ;
 - (ii) M/s Integrated Achitect & Designers (I) Pvt. Ltd. – P. S. Babaria as Structural Consultant
 - (iii) M/s Urja Building Services Consultants Pvt. Ltd. – Mandar Bhilkar as MEP Consultant
 - (iv) Shri Zuber D. Jagirdar as site engineer/supervisor
2. 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 MR. Zuber D. Jagirdar site engineer/supervisor* 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.
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs 26,40,00,000/- (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(s) from the MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 6,86,40,000/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
5. 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 MCGM(planning Authority) is estimated at Rs 19,53,60,000/- (Total of Table A and B).
6. 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 :



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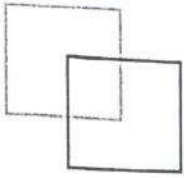
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TABLE A

Building Number 1 or called PRATHMESH DARSHAN

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 17,16,00,000 /-
2	Cost incurred as on 31/12/2017 (based on the Estimated cost)	Rs. 6,86,40,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	40%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 10,29,60,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. 0.00



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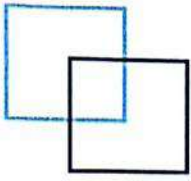
TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	Rs. 9,24,00,000 /-
2	Cost incurred as on <u>31.12.2017</u> (based on the Estimated cost)	Rs. 0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 9,24,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. 0.00

Yours Faithfully

Signature of Engineer/Supervisor
LICENCED SITE SUPERVISOR
REG NO. K/376/SS-I
GRAS SS-I



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

Annexure A

List of Extra / Additional Items executed with Cost

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