

GIREESH M. RAJADHYAKSHA,

B.E.(Civil), M.E.(Struct.),

Consulting Structural Engineer

A-52 NANDKISHORE INDUSTRIAL ESTATE,
OFF MAHAKALI CAVES ROAD, NEAR PAPER BOX,
ANDHERI (EAST), MUMBAI - 400 093.
TELEFAX - 2687 5319, 2687 5326.

FORM-2

ENGINEER'S CERTIFICATE

Date: 15th July, 2017

To

M/s. J.V.Realty & Developers,

202, G-52, Roop Mangal,

Corner of 16th road and main avenue, Santacruz(West)

Mumbai-400054.

Subject: Certificate of Cost Incurred for Development of Construction Work of each of Sale Wings A, B, C & D in the sale building no-09 to be constructed on all that piece and parcel of land admeasuring **2223.94** sq.mts forming part of the larger land bearing CTS No./ 217, 217/1 to 58, 218 & 218 /1 to 32 demarcated by its boundaries Latitude-19°06'54.5310"N Longitude-72°55'1.5649"E AMSL 26.168 M to the North-west, Latitude-19°06'53.9011"N Longitude-72°55'3.3934"E AMSL 28.291 to the North-East, Latitude-19°06'53.9011"N Longitude-72°55'3.3934"E AMSL 24.993 to the South-East, Latitude-19°06'54.5310"N Longitude-72°55'1.5649"E AMSL 24.562 to the South-West, Latitude-19°06'54.5310"N Longitude-72°55'1.5649"E AMSL 24.401 to the South-West Latitude-19°06'54.5310"N Longitude-72°55'1.5649"E AMSL 24.388 to the South-West of village Magathane, taluka Borivali, Mumbai suburban District and lying being and situate at sant Gora Kumbhar Road, Devipada, Borivali East Mumbai-400066 being developed by M/s. **J.V.Realty & Developers**(" Promoter").

Ref. Registration of On-Going Project

Sir,

We have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, of construction work of Sale Wings A, B, C & D in the sale building no-09 to be constructed on all that piece and parcel of land admeasuring **2223.94** sq.mts. Forming part of the larger land bearing CTS No. 217, 217/1 to 58, 218 & 218 /1 to 32 of village Magathane, taluka Borivali District and lying, being and situate at Sant Gora Kumbhar Road, Devipada, Borivali East Mumbai-400066 being developed by **M/s. J.V.Realty & Developers**.

1. Following technical professionals are appointed by the Promoter:-

i. **M/s. DOT Architects** as L.S./ Architect

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- ii. **M/s. GMR** as Structural Consultant
 - iii. **M/s. MEP Consulting Engineers** as a MEP Consultant
 - iv. **Mr. Kamlesh Gurav** as Site 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 sale Building having Wings A, B, C and D 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 quantity Surveyor* 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) viz. Wing A, Wing B, Wing C and Wing D of the aforesaid project under reference as Rs. 69,28,00 000/- (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 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
 4. The Estimated Cost Incurred till date is calculated at Rs.3,00,00 000/- (Total of Table A and B). towards construction of wing B & C . 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 (planning Authority) is estimated at Rs 66,28,00,000/- (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 :

TABLE A

Wing A

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the wing A as on date of Registration is	Rs. 16,50,00,000 / -
2	Cost incurred as on (based on the Estimated cost)	Rs. - NIL

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3	Work done in Percentage (as Percentage of the estimated cost)	- NIL	
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. - NIL	/ -
5	Cost Incurred on Additional / Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. - NIL	/ -

Wing B

Sr. No	Particulars	Amounts	
1	Total Estimated cost of the wing B as on date of Registration is	Rs. 18,75,00,000	/ -
2	Cost incurred as on (based on the Estimated cost)	Rs. 1,50,00,000 / -	
3	Work done in Percentage (as Percentage of the estimated cost)	8%	
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 17,25,00,000	/ -
5	Cost Incurred on Additional / Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. NIL	/ -

Wing C

Sr. No	Particulars	Amounts	
1	Total Estimated cost of the wing C as on date of Registration is	Rs. 18,75,00,000	/ -

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2	Cost incurred as on (based on the Estimated cost)	Rs. 1,50,00,000 / -
3	Work done in Percentage (as Percentage of the estimated cost)	8%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 17,25,00,000 / -
5	Cost Incurred on Additional / Extra Items as on not included in the Estimated Cost (Annexure A)	Rs - NIL / -

Wing D (including podium)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the wing D as on date of Registration is	Rs. 15,28,00,000 / -
2	Cost incurred as on (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. NIL / -
5	Cost Incurred on Additional / Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. NIL / -

TABLE B

Wing A,B,C and D(including podium)

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

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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. 69,28,00,000 / -
2	Cost incurred as on (based on the Estimated cost)	Rs.3,00,00,000 / -
3	Work done in Percentage (as Percentage of the estimated cost)	5%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.66,28,00,000 / -
5	Cost Incurred on Additional / Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. NIL / -


Gireesh M. Rajadhyaksha
Consulting Structural Engineer
Reg. No. STR / R /28.

