

Ref.: Cert.12/JG-B

## ANNEXURE-B FORM-2 ENGINEER'S CERTIFICATE

Date: 24/02/2025

To  
**M/s. Jairaj Happy Homes**  
Ganga Heritage,  
278, Deodhar Road,  
Matunga (CR), Mumbai-400 019.

**Subject:** Certificate of Cost Estimates for Development of **JADE GARDENS – TOWER B** Residential Building Project registered under No.P51800033945 situated on leasehold Plot Nos. 157-158 and redesignated as Plot B comprising of Bldg. Nos.179 & 180 bearing CTS No. 5685 (Part) of Village **Ghatkopar - Kirol Taluka Kurla** demarcated by its boundaries to the North 12.20 Mts. Wide Road to the South R.G. to the East Proposed 9 mts. Wide Road to the West Proposed 9 mts. Wide Road, of division **Mumbai Suburban**, PIN – 400075 admeasuring 1300.64 Sq. Mts. area being presently redeveloped by **M/s. JAIRAJ HAPPY HOMES**

Sir,

I Shri Shankar N. Apte have undertaken the assignment of certifying Estimated Cost for the Subject Real Estate Project registered under MahaRERA, “**JADE GARDENS – TOWER B**”, being one Building(s) standing on leasehold Plot Nos. 157-158 and re-designated as Plot B comprising of Bldg. Nos.179 & 180, bearing C. S. No.5685 (Part) of Pant Nagar, Ghatkopar (East), Mumbai 400075, in “N” ward admeasuring 1300.64 sq. mtrs. area being redeveloped by **M/s. JAIRAJ HAPPY HOMES**.

1. Following technical professionals are appointed by Owner / Promoter:
  - (i) Shri Manoj Daisaria of Daisaria Associates as L.S. / Architect.
  - (ii) M/s JW Consultants LLP as Structural Consultant
  - (iii) M/s Jeet Enterprise as MEP Consultant
  - (iv) Shri Yogesh Gaikwad as Quantity Surveyor \*
  - (v) M/s. Spacious Designs Architects Pvt. Ltd. as Design Architects
2. We have estimated the cost of Civil, MEP, and allied works required to complete the apartments and proportionate completion of internal and external works of the project as per specifications mentioned in the sale agreement. 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 as calculated by **Shri Yogesh Gaikwad** Quantity Surveyor\* appointed by Developer/Engineer, the assumption of the cost of material, labor, and other inputs made by the developer, and the site inspection carried out by us to ascertain/confirm the above analysis given to us.

3. We estimate the Total Estimated Cost of completion of the aforesaid Residential project under reference as at **Rs. 35,70,00,000/- (Rupees Thirty-Five Crores Seventy Lakhs Only)** (Total of Table A and B) changed due to revised amended plans. The estimated Total Cost of the project is with reference to the Civil, MEP, and Allied works required for the completion of the apartment and proportionate completion of internal and external works, as per specifications mentioned in the agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s)/Wing(s)/Layout/Plotted Development for the MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till **31/12/2024** is calculated at **Rs. 34,08,00,000/- (Rupees Thirty-Four Crores Eight Lakhs Only)** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input material/services used and unit cost of these items.
5. The Balance cost of Completion of the Civil, MEP, and Allied works for completion of the apartments and proportionate completion of internal and external works, as per specifications mentioned in the agreement of sale, of the project is estimated at **Rs. 1,62,00,000/- (Rupees One Crores Sixty-Two Lakhs Only)** (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP, and allied work for the apartments and proportionate internal and external works as per specifications in the 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**  
**JADE GARDENS – TOWER B**  
**(As of 31<sup>st</sup> December 2024)**

Sr. No	Particulars	Amounts
1	Total Estimated cost of Jade Gardens – Tower B Residential Building as of 31/12/2024	Rs. 33,92,00,000/-
2	Cost incurred as on 31/12/2024	Rs. 32,30,00,000/-
3	Work done in Percentage (As Percentage of the estimated cost)	95.22 %
4	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 1,62,00,000/-
5	Cost incurred on Additional/Extra Items not included in the Estimated Cost (Table – C)	Rs. 00/-

**TABLE B**  
**JADE GARDENS – TOWER B**  
**Internal and External Development Works in Respect of the Registered Phase**  
**(As of 31<sup>st</sup> December 2024)**

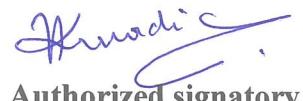
Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal & External Development Works including amenities and facilities in the layout as on 31/12/2024	Rs. 1,78,00,000/-
2	Cost incurred as on 31/12/2024	Rs. 1,78,00,000/-
3	Work done in Percentage (As Percentage of the estimated cost)	100.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. Nil
5	Cost incurred on Additional/Extra Items not included in the Estimated Cost (Table – C)	Rs. 00/-

Yours Faithfully,



S. n. apte  
(STR No.840013942)

Agreed and Accepted by:  
For Jairaj Happy Homes



Authorized signatory  
Date: 24/02/2025

**Note:**

1. The scope of work is to complete the Registered Real Estate Project as per drawings approved from time to time as per specifications mentioned in the agreement of sale.
2. (\*) Quantity survey can be done by the office of the Engineer or can be done by an independent Quantity Surveyor, whose certificate of the quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name must be mentioned at the place marked (\*) and in case quantity are being calculated by the 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. (\*\*) Balance Cost to be incurred (4) may vary from the Difference between Total estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required/escalation of cost etc. As this is an estimated cost, any deviation in quantity required for the Real Estate project development will result in an amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.
6. Please specify if there are any deviations/qualifications. Example: Any deviation in input material used from specifications in the agreement of sale.

**Table C**  
List of Extra/Additional/Deleted Items considered in Cost

Sr. No.	List of Extra/Additional/deleted Items	Amount (In Rs.)
1		
2		

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## ENGINEER'S CERTIFICATE

Date: 24/02/2025

To

**Jairaj Happy Homes**  
278, Ganga Heritage,  
Deodhar Road,  
Matunga (CR), Mumbai-400 019,

**Sub.: Classification of Estimated Cost in respect of Sale and Rehab Portion.**

**Ref.: Engineer's Certificate dated 24/02/2025 issued for Jade Gardens Tower B Project as per RERA.**

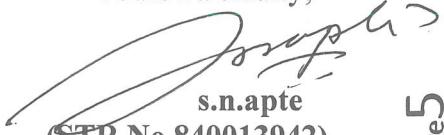
Dear Sir,

In continuation to Engineer's Certificate issued by me on 24/02/2025 for your **Jade Gardens - Tower B**, this is to further state as follows:-

The building consists of Rehab flats (32,960 Sq. Ft.) and Sale flats (36,462 Sq. Ft.) on a total carpet area basis which means the Rehab area is 47.48 % of the total carpet area of the building. In the same proportion, I certify the estimated cost of the Rehab portion to be 47.48% of Rs.35,70,00,000/- i.e., Rs.16,95,00,000/- and estimated cost of sale portion of building to be 52.52% of Rs. 35,70,00,000/- i.e., Rs. 18,75,00,000/-Effectively the chart containing estimated cost and incurred cost as of 31<sup>st</sup> December 2024 for Rehab portion & sale portion is as follows:

Sr. No.	Particulars	Estimated Cost (INR)	Cost of work done/ incurred as of 31-12-2024 (INR)	Balance cost to be incurred (INR)
1]	Rehab portion of building (47.48%)	16,95,00,000/-	16,18,00,000/-	77,00,000/-
2]	Sale portion of building (52.52%)	18,75,00,000/-	17,90,00,000/-	85,00,000/-
	<b>Total</b>	<b>35,70,00,000/-</b>	<b>34,08,00,000/-</b>	<b>1,62,00,000/-</b>

Yours Faithfully,

  
s.n.apte  
(STR No.840013942)

