

AVP STRUCTURAL CONSULTANTS

STRUCTURAL ENGINEER, BMC/STR/840009956
STRUCTURAL DESIGN | PEER REVIEW | SUPERVISION | AUDITS

ANNEXURE – B

FORM-2 (SEE REGULATION 3) ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing project and for withdrawal of money from Designated Account – Project Wise)

Date: 30.09.2025

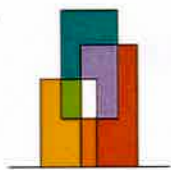
To,
M/S. JAYDEEP REALSPACE LLP
Office at 501, Jaydeep Emphasis,
5th Floor, Plot No.A-9 Road No.1,
Near Datta Mandir, Wagle Industrial Estate,
Thane (West) - 400 604

Sub :- Certificate of incurred for Development of “**JAYDEEP MARK**”, located at plot bearing **CTS No. 1320/B-4(pt) OF VILLAGE MULUND AT ARUNODAYA NAGAR MULUND EAST, MUMBAI- 400081**. Being developed by **M/S. JAYDEEP REALSPACE LLP**, having MAHARERA Membership Registration Number **P51800077242** (Only Applicable after Registration).

Sir,

We have undertaken assignment of certifying Estimated Cost for “**JAYDEEP MARK**” located at **plot bearing CTS No. 1320/B-4(pt) OF VILLAGE MULUND AT ARUNODAYA NAGAR MULUND EAST, MUMBAI- 400081**, having MAHARERA Membership Registration Number **P51800077242** (Only Applicable after Registration) being developed by **M/S. JAYDEEP REALSPACE LLP**.

- 1) Following technical professionals are appointed by Owner / Promoter :—
M/s. Archo Consultant as L.S. /Architect;
M/s. AVP Structural Consultant as Structural Consultant
M/s. Noesis Service Consultant as MEP Consultant
- 2) We have estimated the cost of Civil, MEP, and Allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in 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. The Schedule of the items and quantity required for the entire work as calculated by Engineer appointed by Developer, 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.



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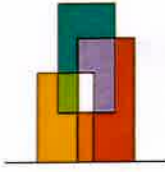
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- 3) We estimate total estimated Cost of completion of the aforesaid project under reference at **Rs. 85,86,00,000/-** (Rs. **Eighty Five Crore Eighty Six Lakhs** Only) (Total of Table A and B) at the time of registration. The total estimated Cost 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 same purpose of obtaining occupation Certificate / Completion Certificate for the Building (s)/ Wing (s)/ from the TMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
- 4) The estimated cost incurred till date is calculated at **Rs. 11,68,22,350/-** (Rs. **Eleven Crore Sixty Eight Lakhs Twenty Two Thousand Three Hundred Fifty** Only) (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on base of amount of Total Estimated Cost.
- 5) The balance Cost of Completion of Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & External works as per specifications mentioned in agreement of sale of the project is estimated at **Rs. 74,17,77,650/-** (Rs. **Seventy Four Crore Seventeen Lakhs Seventy Seven Thousand Six Hundred Fifty** Only) (Total of Table A and B)
- 6) I certify that the Cost of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & External works as per specifications mentioned in agreement of sale of the aforesaid project as completed on the date of this certificate is given in Table A and B below :-

TABLE – A

One (1) Building “**JAYDEEP MARK**” (to be prepared separately for Building of the project)

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the Building (s)/ Wing (s)/ Layout / Plotted Development as on date of Registration is	Rs. 81,05,92,778/-
2	Cost incurred as on date of Certificate	Rs. 11,68,22,350/-
3	Work done in percentage (as percentage of estimated Cost)	15%
4	Balance cost to be incurred (Based on Estimated Cost)	Rs. 69,37,70,428/-
5	Cost incurred on Addition / Extra items not included in the Estimated Cost (Table – C)	NIL



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TABLE – B

Internal & External Development works in respect of the Registered Phase

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the Internal & External Development works including amenities and Facilities in the layout as on date of Registration is	Rs. 4,80,07,222/-
2	Cost incurred as on date of Certificate	NIL
3	Work done in percentage (as percentage of estimated Cost)	0%
4	Balance cost to be incurred (Based on Estimated Cost)	Rs. 4,80,07,222/-
5	Cost incurred on Addition / Extra items not included in the Estimated Cost (Table – C)	NIL

Yours faithfully,

M/S. AVP Structural Consultants, Mumbai

Digitally signed by
ABHIJIT VINOD
PHATARPEKAR
Date: 2025.12.04
17:34:03 +05'30'

Mr. Abhijit V. Phatarpekar.

B.E. (Civil), M.I.E.,
(Chartered Structural Engineer).



Mr. Abhijit V. Phatarpekar
(Chartered Structural Engineer)
B.E.(CIVIL), M.I.E

Agreed and accepted by:- **M/S. JAYDEP REALSPACE LLP**

For JAYDEEP REALSPACE LLP

Signature of Promoter: -

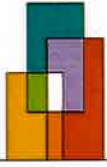
Name: - **Mr. Murji Damji Minat**

Partner

Date: - 30/09/2025

NOTE:-

- 1) The scope of work is to complete Registered Real Estate Project as drawings approved from time to time and as per specification mentioned in agreement for sale.
- 2) (*) Quantity Survey can be done by office of Engineer or can be done by an independent Quality Surveyor, whose certificate of quantity calculated can be relied upon by Engineer. In case of independent Quality 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 the Engineer who is responsible for the quantity calculated should be mentioned at the place marked (*).



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- 3) (**) Balance Cost to be incurred
- 4) May vary from 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 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.
- 6) Please specify if there are any deviations/ qualifications Example: - Any deviation in input material used from specifications in agreement for sale.

TABLE – C

LIST OF Extra / Additional / Deleted Items considered in the Cost
(Which were not parts of the Original Estimate of Total Cost)

Sr.No	List of Extra / Additional / Deleted Items	Amount (In RS.)
1	N.A	NIL