Form 2 (Engineer's Certificate)

Date: 30.09.2019

To,
JPV Realtors Pvt. Ltd.
7th & 8th Floor, Jet Prime,
Suren Road, Near WEH Metro Station,
Andheri – Kurla Road, Andheri (East),
Mumbai-400093.

Subject: Certificate of Cost Incurred for Development and Construction of building Called as Pratap Oasis situated on CTS No. 307/86 & CTS NO. 307/87, demarcated by its boundaries CTS No. 307/82 & CTS No. 307/83 to the North, CTS No. 307/93 & CTS No. 307/94 to the South, Municipal Road to the East and West, of Village Valnai, Taluka – Borivali, District Mumbai, Pincode 400064, admeasuring cumulatively 980.60 Sq.Mt area being developed by JPV Realtors Pvt. Ltd.

Reference: MahaRERA Registration Number "Applied For"

Sir,

I Hansal Vora, have undertaken assignment of certifying Estimated Cost for Development and Construction of building Called as Pratap Oasis situated on CTS No. 307/86 & CTS NO. 307/87, demarcated by its boundaries CTS No. 307/82 & CTS No. 307/83 to the North, CTS No. 307/93 & CTS No. 307/94 to the South, Municipal Road to the East and West, of Village Valnai, Taluka – Borivali, District Mumbai, Pincode 400064, admeasuring cumulatively 980.60 Sq.Mt area being developed by JPV Realtors Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter:
   a) Shri Bhavin Modi as Architect.
   b) Shri Hiren Tanna as Structural Consultant.
   c) Shri Jayesh Vyas as Site Supervisor.
   d) Shri Jayesh Vyas as Quantity Surveyor.

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 Shri Jayesh Vas, quantity Surveyor appointed by Developer/Engineer, and the assumption of the cost of material, labor 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. 12,01,49,393** (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 obtaining occupation certificate / completion certificate for the building(s) from MCGM (Municipal Corporation of Greater Mumbai) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 1,66,090** (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 (Municipal Corporation of Greater Mumbai) (planning Authority) is estimated at **Rs. 11,99,83,303** (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

Building Called Pratap Oasis

Sr. No	Particulars	Amount
1	Total Estimated Cost of Building/Wing as on ***30.09.2019*** i.e. on Date of Registration is	Rs. 12,01,49,393
2	Cost Incurred as on ***30.09.2019*** (Based on Estimated Cost)	Rs. 1,66,090
3	Work Done in Percentage (As Percentage of Estimated Cost)	0.1%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 11,99,83,303
5	Cost incurred on Additional/Extra Items as on ***30.09.2019*** not included in the estimated Cost (Annexure A)	None

Table B

The Same is Not Applicable since no External Works are Proposed.

All Other Amenities have been considered in Table A annexed Above.

Sr. No	**Particulars**	**Amount**
1	Total Estimated Cost of Internal & External Development Works including Facilities & Amenities in the Layout as on dd/mm/yyyy Date of Registration is	NA
2	Cost Incurred as on dd/mm/yyyy (Based on Estimated Cost)	NA
3	Work Done in Percentage (As Percentage of Estimated Cost)	NA
4	Balance Cost to be Incurred (Based on Estimated Cost)	NA
5	Cost incurred on Additional/Extra Items as on dd/mm/yyyy not included in the estimated Cost (Annexure A)	NA

Yours Faithfully,

Hansal Jigar Vora

Digitally signed by Hansal Jigar Vora
Date: 2019.09.30 11:35:31 +05'30'

Name & Signature of Engineer