PARAS CONSULTANTS
CONSULTING ENGINEERS

K. H. SHAH
B.E. (Civil) M.I.E.
Regn. No. STR S/33 S/197
Mobile : 98673 07061 / 62
E Mail: parasconsultants@yahoo.com

Ref. No.

Date :- 27-07-2023

FORM – 2

ENGINEER'S CERTIFICATE

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

To,
Mr. Ehsaan UL Haq Khan of J.N. Developers ,

Subject: Certificate of Percentage of Completion of Construction Work of **"Louis House"** on plot bearing C.T.S No. 222, 222/1 to 4 of village kurla-II, Kale Marg, Kurla (West), Mumbai 400070 being developed by Mr. Ehsaan UL Haq Khan of M/s. J.N. Developers.

Subject: Certificate of cost incurred for development of "Louis House for construction of building [MahaRERa Registration Number] situated on the Plot bearing C.N.No/CTS No./Survey no./Final plot bearing C.T.S No. 222, 222/1 to 4 of village kurla-II, Kale Marg, Kurla (West), Mumbai 400070 **being development by** Mr. Ehsaan UL Haq Khan of M/s. J.N. Developers.

Ref: MahaRERA Registration Number(_____

Sir,

I Mr. K. H. Shah have undertaken assignment of certifying Estimated cost for the subject Real Estate Project proposed to be registered under MahaRERA, beingBuilding situated on the plot bearing C.N. plot bearing C.T.S No. 222, 222/1 to 4 of village kurla-II, Kale Marg, Kurla (West), Mumbai 400070 being developed by Mr. Ehsaan UL Haq Khan of M/s. J.N. Developers.

Following technical professionals are appointed by Owner/Promoter:-

(i) Shri. Nikhil S.Patil of M/s NP3 ArchitectsandConsultants as Architect and LS;
(ii) Shri. Kirti H Shah of Paras Consultant as Structural Engineer.
(iii)M/s/Shri/Smt (not yet appointed) as MEP Consultant
(iv) Shri Mahesh Chourasiya as Quantity Surveyor*

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:f. No. Date :-

1. We have estimated the cost of the completion to obtain occupation certificate/ completion certificate, of the civil ,MEP and Allied work, of the Building(s) of the project. Our estimated cost calculation are based on the Drawing/ 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. Mahesh Chourasiya quantity surveyor appointed by developer/Engineer, and the site inspection carries out by us.

2. We estimate total Estimated cost of completion of the building(s) of the aforesaid project under reference as Rs.5,88,00,000.00 | Total of Table A and B|. The estimated Total cost of project is with reference to the civil, MSP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building (s) from the M.C.G.M being the planning Authority under whose jurisdictions the aforesaid project is being implemented.
3. The Estimated Cost incurred till date is calculates at Nil. [Total of Table A and B]_The amount of Estimated cost incurred is calculated on the base of amount of total Estimated cost.
4. 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 from Building Proposal Dept., MCGM [planning Authority] is estimated at Rs.5,88,00,000.00. (total of Table A and B).
5. 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 Bearing C.T.S No. 222, 222/1 to 4 or called Louis House
(to be prepared separately for each building / Wing of the real Estate Project)

Sr. no	Particulars	Amount(Cr.)
1.	Total Estimates cost of the building/wing As on date of registration is	Rs.4,70,40,000.00
2.	Cost incurred as on (based on the Estimated cost)	Nil
3.	Work done in percentage (as percentage of the estimated cost)	0 %
4.	Balance Cost to be incurred (Based on estimated cost)	Rs.4,70,40,000.00

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5.	Cost Incurred on Additional / Extra Items As on _____not included in The Estimated Cost (Annexure)	Rs.00.00

TABLE B

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

Sr. no.	Particulars	Amount
1.	Total Estimates cost of the internal and external Development works including amenities and Facilities in the layout as on_____ Date of Registration is	Rs.1,17,60,000.00
2.	Cost incurred as on (based on the Estimated cost)	Rs.00.00/-
3.	Work done in percentage (as percentage of the estimated cost)	00.00 %
4.	Balance Cost to be Incurred (Based on estimated cost)	Rs.1,17,60,000.00
5.	Cost Incurred on Additional / Extra Items As on_____not included in The Estimated Cost (Annexure)	Rs.00.00/-

Your faithfully

For PARAS CONSULTANTS

K.H.SHAH
(Licence No...STR S/33)

PARAS CONSULTANTS MUMBAI

K. H. SHAH B.E.M.I.E.
CHARTERED ENGINEER
M - 19425

Agreed and accepted by:

For J.N. DEVELOPERS

Signature of Partner **PARTNER**

Partner Name: **Mr. Ehsaan UL Haq Khan of J.N. Developers**