

**JINESH A. CHOKSI**

B-27, OUR HOME Society,  
Sahakar Nagar, J.P. Road,  
Andheri (West),  
Mumbai - 400 053

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)

Date: 30/12/2023

To

M/s. Embassy Enterprises (Promoter),  
B/106, Sanjay Apartment,  
S.V.P Road, Borivali (West),  
Mumbai - 400 092.

**Subject:** Certificate of Cost Incurred for Development of Project MARQUIS RESIDENCES PHASE - 2 for Plot bearing Survey No. 504 (pt), old Survey No.271 Bearing CTS No.1406/10 reformulated as CTS No.1406/10/1 bearing area 3406.70 sq.mts. and CTS No.1406/10/2 bearing area 189.30 sq.mts. MAHARERA REG. NO. P51800051092 demarcated by its boundaries (latitude and longitude of the end points) By Plot AB & G of the said layout Scheme on or towards the North, By Plot No.1 of the said layout Scheme on or towards the South, By 60' wide existing Road on or towards the East, Survey No.504 (pt) to the West, Village Malad (s). off Chincholi Bunder Road, Malad (West), Mumbai- 400064. Totally Admeasuring 3596 sq.mts. plot area (as per CTS Record) being developed by "M/s. Embassy Enterprises." ("Promoters").

Reference : Maha RERA Registration Number P51800051092

*J. Choksi*

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Sir,

I/ We Mr. Jinesh A. Choksi have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MAHA RERA, being the project MARQUISE RESIDENCES PHASE – II for Plot bearing Survey No. 504 (pt), old Survey No.271 Bearing CTS No.1406/10 reformulated as CTS No.1406/10/1 bearing area 3406.70 sq.mts. and CTS No.1406/10/2 bearing area 189.30 sq.mts. totally admeasuring 3596 sq.mts. being developed by M/s. Embassy Enterprises [Promoter],

1. Following technical professionals are appointed by Owner / Promoter :-

(i)	M/s. DP Associates Mr. Priyank Bhatt	Licensed Surveyor
(ii)	M/s. DP Associates Mr. Devang Mody	Designing Architect
(iii)	M/s. Sura& Associates (Mr. Piyushkumar K. Sura)	Structural Consultant
(iv)	M/s. Urja Building Services Consultants Pvt. Ltd., (Mr. Mandhar Bhilkar and Mrs. Sheetal M. Bhilkar)	MEP Consultant
(v)	Mr. Mahendra A. Mane	Site Supervisor
(vi)	Mr. Jinesh Ashok Choksi	Site Engineer

2. We have estimated the cost of the completion to obtain part/full 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 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.

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3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs.75,25,37,335/- ( Rupees Seventy Five Crore Twenty Five Lakhs Thirty Seven Thousand Three Hundred and Thirty Five only) ( 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 part/full occupation certificate / completion certificate for the building(s) from the MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date 30/12/2023 is calculated at Rs.9,25,00,000/- (Rupees Nine Crore Twenty Five Lakhs Only) (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(planning Authority) is estimated at Rs.66,00,37,335/- (Rupees Sixty Six Crore Thirty Seven Thousand Three Hundred Thirty Five Only) ( 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 B)

PROJECT NAME : "MARQUISE RESIDENCES PHASE – II "

Sr. No	Particulars	Amounts (Rs)
1	Total Estimated cost of the building/Wing as on 21/01/2023 date of Registration is	Rs.33,86,41,800/-
2	Cost incurred as on 30/12/2023 (based on the estimated cost)	Rs.4,62,50,000 /-
3	Work done in Percentage (as Percentage of the estimated cost)	13.65%

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4	Balance cost to be Incurred (Based on Estimated cost)	Rs.29,23,91,800/-
5	Cost Incurred on Additional/Extra Items as on 23/01/2023 not included in the Estimated cost (Annexure A)	Rs.Nil /-

## TABLE A (Wing C)

PROJECT NAME : "MARQUISE RESIDENCES PHASE - II "

Sr. No	Particulars	Amounts (Rs)
1	Total Estimated cost of the building/Wing as on 21/01/2023 date of Registration is	Rs.33,86,41,800/-
2	Cost incurred as on 30/12/2023 (based on the estimated cost)	Rs.4,62,50,000 /-
3	Work done in Percentage (as Percentage of the estimated cost)	13.65%
4	Balance cost to be Incurred (Based on Estimated cost)	Rs.29,23,91,800/-
5	Cost Incurred on Additional/Extra Items as on 23/01/2023 not included in the Estimated cost (Annexure A)	Rs.Nil /-

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TABLE B

Sr. No	Particulars	Amounts(Rs)
1	Total Estimated cost of the Internal and External Development works including amenities and facilities as on 21/01/2023 date of Registration is	Rs.7,52,53,733.5
2	Cost Incurred as on 30/12/2023 (based on the Estimated cost)	0.00/-
3	Work done in Percentage (as percentage of the estimated cost)	0.00%
4	Balance cost to be Incurred (Based on Estimated Cost)	Rs. 7,52,53,733.5
5	Cost Incurred on Additional/Extra Items as on----- not included in the estimated cost (Annexure A)	N/A

Yours Faithfully



Jinesh A. Choksi

Engineer

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## \* Note

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain part/full Occupation Certificate /Completion Certificate.
2. (\*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity 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 Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (\*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. 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.

## Annexure A

List of Extra / Additional Items executed with Cost

(which were not part of the original Estimate of Total Cost)

*J. Choksi*