

# 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: 30.06.2024

To,

**M/S. JAYDEEP REALSPACE LLP**

Office at 501, Jaydeep Emphasis,  
5<sup>th</sup> Floor, Plot No.A-9 Road No.1,  
Near Datta Mandir, Wagle Industrial Estate,  
Thane (West) - 400 604

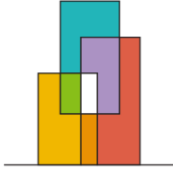
Sub :- Certificate of incurred for Development of “**JAYDEEP ICON**”, located at plot bearing **Building No. 4,5 & 6 known as Mulund SHREE GANESH (M.I.G.) CHSL, CTS No. 1070-A(pt), S.No. 94 & 96, MHB Colony, Mithagar Road, Mulund (E), Mumbai 400 081.** admeasuring area **1314.10 Sq. Mtr.** Being developed by **M/S. JAYDEEP REALSPACE LLP**, having MAHARERA Membership Registration Number **P51900053526**.

**East:** Lat. N19°09'45.18" - long. E72°57'22.90"  
**West:** Lat. N19°09'44.66" - long. E72°57'21.29"  
**North:** Lat. N19°09'45.67" - long. E72°57'21.68"  
**South:** Lat. N19°09'44.22" - long. E72°57'22.48"

Sir,

We have undertaken assignment of certifying Estimated Cost for “**JAYDEEP ICON**” located at **Building No. 4,5 & 6 known as Mulund SHREE GANESH (M.I.G.) CHSL, CTS No. 1070-A(pt), S.No. 94 & 96, MHB Colony, Mithagar Road, Mulund (E), Mumbai 400 081**, having MAHARERA Membership Registration Number **P51900053526** being developed by **M/S. JAYDEEP REALSPACE LLP**.

- 1) Following technical professionals are appointed by Owner / Promoter :—  
**M/s. Sai Sampada Design Build Services** as L.S. / Architect;  
**M/s /Shri/Smt. AVP Structural Consultant** as Structural Consultant  
**M/s /Shri/Smt. Noesis Service Consultant** as MEP Consultant



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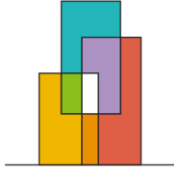
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- 2) We have estimated the cost of Civil, MEP, and Allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost 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.
- 3) We estimate total estimated Cost of completion of the aforesaid project under reference at **Rs. 48,00,00,000/-** (Rs. **Forty-Eight Crore** 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. 4,11,00,000/-** (Rs. **Four Crore Eleven Lakhs** 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. 43,89,00,000/-** (Rs. **Forty Three Crore Eighty Nine Lakhs** 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 ICON” (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	<b>Rs. 44,38,40,812/-</b>
2	Cost incurred as on date of Certificate	<b>Rs. 4,11,00,000/-</b>
3	Work done in percentage (as percentage of estimated Cost)	<b>9%</b>
4	Balance cost to be incurred ( Based on Estimated Cost)	<b>Rs. 40,27,40,812/-</b>
5	Cost incurred on Addition / Extra items not included in the Estimated Cost (Table – C)	<b>NIL</b>



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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. 3,61,59,188/-
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. 3,61,59,188/-
5	Cost incurred on Addition / Extra items not included in the Estimated Cost (Table – C)	NIL

Yours faithfully,

**M/S. AVP Structural Consultant**



**Mr. Abhijit V. Phatarpekar.**

B.E. (Civil), M.I.E.,  
(Chartered Structural Engineer).  
(License No. M-144506-5)

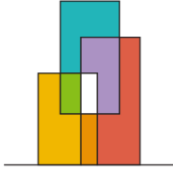
**ABHIJIT V. PHATARPEKAR**  
(Chartered Structural Engineer)  
B.E. (CIVIL), M.I.E.  
M-144506-5

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

Signature of Promoter: -

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

**Date: - 30/06/2024**



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## 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 (\*).
- 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