Vision Architecture Studio
• ARCHITECTURE • INTERIOR • LANDSCAPE • LIASONING CONSULTANT
Ar. Mayuresh Agrawal (Registration no - CA/2018/97015)

FORM 1 [see Regulation 3]
ARCHITECT'S CERTIFICATE

Date: -07/01/2026

To,
Mr. Sumit Prakashchand Mutha,
20/1, Rongroad, Jalgaon-425001.

Subject: Certificate of Cost Incurred for Construction/Development of "Antariksh"(Tower B) (Maha RERA Registration Number P49900056200) situated on the Plot bearing S. NO. – 385, Plot No. 6+7+8+17+18, Mehrun Shivar, Jalgaon Being developed by Mr. Sumit Prakashchand Mutha, Jalgaon.

Ref: MahaRERA Registration Number:. P49900056200

Sir,

I **Milind Shyamsundar Rathi** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **2** Building situated on the **S. No. – 385, Plot No. 6+7+8+17+18, Mehrun Shivar, Jalgaon Being developed by Mr. Sumit Prakashchand Mutha, Jalgaon.**

1. Following technical professionals are appointed by Owner / Promoter:-
   (i) **Shri. Mayuresh Agrawal** as Architect;
   (ii) **Shri. Milind Rathi** as Structural Consultant
   (iii) **Shri. Milind Rathi** as Quantity surveyor
   (iv) **Shri. Nachiket Jakhetiya** as CA
   (v) **Shri. Ravindra Chhajer** as CA

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project , I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide Number(Applied for) under MahaRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

Table A

Building /Wing Number (to be prepared separately for each Building /Wing of

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	**100%**
2	Basement(s)	**100%**
3	Plinth	**100%**
4	Stilt Floor	**100%**
5	18 Slabs of Super Structure (SPM)	**100%**
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	**75%**
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**75%**
8	Staircases, Lifts Wells and Lobbies at each, Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	**85%**
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	**95%**
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per specifications in agreement of sale any other activities.	**0.00%**
	Total Percentage work	**75.00%**

TABLE-B

Internal & External Development Works in Respect of the entire Registered Phase

S.No	Common areas and Facilities,	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	**NA**		
2.	Water Supply	**Bore Well**	**100%**	3 borewells already done
3.	Sewerage (chamber, lines, Septic Tank , STP)	**Yes**	**90%**	
4.	Storm Water Drains	**NA**		
5.	Landscaping & Tree Planting	**NA**		
6.	Street Lighting	**NA**		
7.	Community Buildings	**NA**		
8.	Treatment and disposal of sewage and sullage water	**NA**		
9.	Solid Waste management & Disposal	**NA**		
10.	Water conservation, Rain water harvesting	**Rain Water Harvesting**	**0%**	Will be done as per JMC Rules
11.	Energy management	**NA**		
12.	Fire protection and fire safety requirements	**Yes**	**0%**	
13.	Electrical meter room, sub-station, receiving station	**Common meter room in parking**	**75%**	Will be done as per MSEDCL Rules
14.	Others (Option to Add more)	**NA**		
	Total Percentage work		**26.50%**	

MAYURESH AGRAWAL
(B.Arch) R.No.CA/2018/97015
7/3 Opp.Old Employe.Exchange
Near Hotel Tirupati, Jalgaon

201 Z square, Near Triupati Hotel, Gandhi Nagar, Jalgaon-425001 Mob 9423295181
Email – visionastudio@gmail.com

Agreed and accepted by:



Signature of promoter
Name: Sumeet Prakashchand Mutha
Date: - 07/01/2026

Note:

1. The scope of work is to complete registered Real Estate Project as per drawing approved from time to time and as per speciation's mentioned in agreement of sale.
2. (*) Quantity survey can be done by office of Engineer. In case of independent quantity surveyor whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developers, the name has to be mentioned at the place marked (*) and in case quantity are being calculate by office Engineer. The name of person in the office of Engineer, who is responsible for the quantity calculated should 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.
4. All components of work with specification are indicative and not exhaustive.
5. Please specify if there are any deviations / qualification Example: Any deviations in input material used from specification in agreement of sale.

Table C

List of Extra / Additional/ Deleted Items considered in Cost
(Which was not part of the original Estimate of Total Cost)

Sr. No.	List of Extra / Additional/ Deleted Items	Amount (In Rs.)
1.		
2.		