

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)

To,  
M/S Vaastu Realtors  
Plot no. 1, Thorat Petrol Pump,  
Kalanagar, Jail Road,  
Nashik Road, Nashik 422101

Subject: Certificate of cost incurred for development of Residential Building "A+B" Of the "Deolali Meadows" project situated on the plot no 3, 4, 5 and 7 bearing Survey no 74A & 74B, demarcated by its boundaries Cantonment road to the North, Survey no. 74 E&D to the south, Cantonment open space to the East, part of Survey no 74A & 74B to the West, of Division Nashik, Village - Sansari taluka - Nashik, District - Nashik, Pin-422401, Admeasuring 7185 Sq. mts. Area being developed by Vaastu Realtors.

Sir,

I Achal Raje have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Building "A+B" of the "Deolali Meadows" of the project situated on Plot no 3, 4 and 5, bearing Survey No 74A & 74B, of division Nashik, Village – Sansari, Taluka – Nashik, District – Nashik, Pin-422401, admeasuring 7185 Sq. Mts., area being developed by Vaastu Realtors.

1. Following technical professionals are appointed by owner / promoters:-

(i) Mr. Chandrashekhar K Chandankhede As Architect

(ii) Mr. Achal Raje As structural Consultant

(iii) Mr. Rahul Mali As quantity Surveyor

2. We have estimated cost for the completion to obtain occupation certificate/ completion certificate, of the Civil, MEP and Allied works, of the building 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 schedule of items and quantity for the entire work as calculated by Mr. Rahul Mali quantity surveyor appointed by developer/engineer and the assumption of the cost of material labour and other input made by developer, and the site inspection carried out by us.

3. We estimate total estimated cost of completion of the building of the aforesaid project under reference as Rs. 6,85,00,000/- 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 occupation certificate/ completion certificate for the building from the Cantonment Board, Deolali, Nashik, Maharashtra being the planning authority under whose jurisdiction the aforesaid project is being implemented.
4. The estimated cost incurred till date is calculated at Rs. 5,11,25,000/- (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 subjects project to obtain Occupation certificate / Completion certificate from Cantonment Board, Deolali, Nashik, Maharashtra being the planning authority is estimated as Rs. 1,73,75,000/- (Total of Table A and B)
6. I certified 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 table A and B below:

Building : "Deolali Meadows"

Table A

| Sr. No. | Particulars                                                                                   | Amount as per Wings |               | Total Amount  |
|---------|-----------------------------------------------------------------------------------------------|---------------------|---------------|---------------|
|         |                                                                                               | Building A          | Building B    |               |
| 1       | Total estimated cost of the building/wing as on (Date) of registration is                     | 2,55,00,000/-       | 3,80,00,000/- | 6,35,00,000/- |
| 2       | Cost incurred as on (Date) (Based on the estimated cost)                                      | 1,90,50,000/-       | 2,85,75,000/- | 4,76,25,000/- |
| 3       | Work done in percentage (as % of the estimated cost)                                          | 75%                 | 75%           | 75%           |
| 4       | Balance cost to be incurred ( based on the estimated cost)                                    | 64,50,000/-         | 94,25,000/-   | 1,58,75,000/- |
| 5       | Incurred on addition/extra items as on (date) not included in the estimated cost (Annexure A) | NIL                 | NIL           | NIL           |

Table B

| Sr. No. | Particulars                                                                                                                                     | Amount      |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 1       | Total estimated cost of the internal and external development works including amenities and facilities in the layout as on date of registration | 50,00,000/- |
| 2       | Cost incurred as on (Date) (based on the estimate cost)                                                                                         | 35,00,000/- |
| 3       | Work done in %(as % of the estimated cost)                                                                                                      | 70%         |
| 4       | Balance cost to be incurred ( based on the estimated cost)                                                                                      | 15,00,000/- |
| 5       | Cost incurred on additional / extra items as on (date) not included in the estimated cost (Annexure A)                                          | NIL         |

- 1) Structural Consultant name – Mr. Achal Raje
- 2) Pan Number – ADXPR4284M
- 3) Aadhar Card Number - 218914405727
- 4) Contact Number - 9823159721



ACHAL RAJE.

Structural consultant

Reg No. 11

Valid Up to: 31 December 2020

DATE: 02/11/2017

Place: Nashik road