31/10/2018

MILIND RATHI
M.E.(Struct) M.I.E.,F.I.V.

CONSULTING
STRUCTURAL
DESIGNER
&
CHARTERED
ENGINEER

A-17/18, Sahakari Audhyogik
Vasahat, Old M.I.D.C.,
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ENGINEER'S CERTIFICATE

To,

M/s Chandra Constructions,
'Chandram', Lake City Lane No.03,
Shirsoli Road, Jalgaon - 425002

Subject : Certificate of Cost Incurred for construction of construction work of Wing A building of the project 'VASTU NAGAR' admeasuring 1488.24 sq. mtrs. being developed by M/s Chandra Constructions.

I, **Milind S. Rathi,** have undertaken assignment as engineer of certifying estimated cost for the subject Real Estate Project proposed to be registered under RERA, being Wing A building of the project 'VASTU NAGAR' situated on the Gat No.182/3, Plot No.02 to 10 & 16 to 23 & 26 to 49/A of Savkheda Shivar, Taluka & District Jalgaon admeasuring 1488.24 sq. mtrs. being developed by M/s Chandra Constructions.

1) Following Technical Professionals are appointed by Owner / Promoter.
Mr. Pankaj Divakar Deore as 'Architect'
Mr. Milind S Rathi as Structural Consultant

2) We have estimated the cost of completion to obtain 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 and the assumptions of the cost of the material, labour and other inputs made by Developer, and the site inspection carried by us.

3) We estimate Total Estimated Cost of completion of the building (s) of the aforesaid project under reference as Rs.2.62 Crores. The estimated Total Cost of the 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(s) from the Town Planning – Jalgaon being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4) The Estimated Cost Incurred till the date 31/10/2018 is calculated as Rs.1.97 Crores. 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 Town Planning - Jalgaon (planning authority) is estimated at Rs.0.65 Crores

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.

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Table A

Wing A

Sr. No.	Particulars	Amounts (Rs.)
1	Total estimated cost of the Wing A as on date of registration (31/10/2018).	2.62 Crores
2	Cost incurred as on 31/10/2018 (based on the estimated cost)	1.97 Crores
3	Work done in percentage (as percentage of the estimated cost)	75%
4	Balance cost to be incurred (based on estimated cost)	0.65 Crores
5	Cost incurred on Additional / Extra Items as on 31/10/2018 not included in the estimated cost (Annexure A)	0.00

Table B

Sr. No.	Particulars	Amounts (Rs.)
1	Total estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration (31/10/2018) **(cost of Compound wall, Community Hall, Water Tank, CCTV and Street Light)** **Note : These amenities are common for all Wings of VASTU NAGAR and already most of the work for the same has been completed.**	0.10 Crores
2	Cost incurred as on 31/10/2018 (based on the estimated cost)	0.7 Crores
3	Work done in percentage (as percentage of the estimated cost)	70%
4	Balance cost to be incurred (based on estimated cost)	0.3 Crores
5	Cost incurred on Additional / Extra Items as on 31/10/2018 not included in the estimated cost (Annexure A)	0.00

Yours faithfully,

CHARTERED ENGINEER
R.No.
M-125145-1
M.I.E.

Milind Rathi
(Structures)