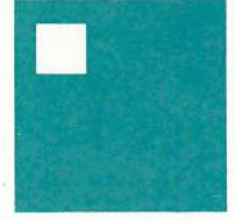


VASTUKALP

ARCHITECT
R.C.C. CONSULTANT
APPROVED VALUER
LAND CONSULTANT
PROJECT CONSULTANT

Head Off. : "Susheel Pride", F. P. 67/1, First Floor, Unit No. 101,102,
Near "Garden Hotel ", Mumbai Pune Highway,
Panvel 410 206, Phone / Fax 022 - 27450651
E-mail : vastukalp1@gmail.com, vastukalp1@rediffmail.com



FORM 2 ENGINEER'S CERTIFICATE

Date: 11.11.2021

To
M/s. Jindal Builders & Developers,
S.No:796/A,B,C, Village: Panvel
Dist: Raigad 410 206.

Subject : Certificate of Cost Incurred for Development of Jindal Avenue Project
[MahaRERA Registration Number] _____ situated at
S.No;796/A,B,C, Panvel, Raigad corresponding to Panvel Municipal Corporation,
plot area admeasuring thereabouts **6319.4sq.mtrs.** Tal- Panvel Dist- Raigad., Pin
410206, being developed by M/s. Jindal Builders & Developers demarcated by its
boundaries as follows:-

On or towards NORTH : Survey No 744/2
On or towards SOUTH : Survey No 746
On or towards EAST : Road
On or towards WEST : Survey No 782

1. I, **SHRI YATEESH TARE** Partner of **VASTUKALP** Licensed Engineer have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, vide _____ of the **Jindal Avenue** situated at **S.No;796/A,B,C, Panvel, Raigad** corresponding to Panvel Municipal Corporation admeasuring total plot area thereabouts **6319.4sqmtrs** Tal- Panvel Dist- Raigad., Pin 410206, being developed by M/s. Jindal Builders & Developers.
2. Following technical professionals are appointed by Owner / Promoter :-
 - (i) O7 Associates - Mr. Adinath Patkar (B.Arc) as LS & Planning Architect ;
 - (ii) VASTUKALP - Mr. Yateesh Tare, B.E. (Civil) as Structural Design Consultant.
 - (iii) Mr. Satish mhatre; - Site Supervisor

3. I/We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of **Jindal Avenue** situated at **S.No:796/A,B,C, Panvel, Raigad**. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Promoter and Consultants and the Schedule of items and quantity for the entire work as calculated by us, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
4. We estimate Total Estimated Cost of completion of the building along with internal as the aforesaid project under reference as **Rs.41,00,00,000/- (Rupees Forty One Crores 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 occupation certificate / completion certificate for the building from the Panvel City Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
5. The Estimated Cost Incurred till date is calculated at **Rs.6,30,00,000/- (Rupees Six Crores Thirty Lacs Only)**(Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
6. 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 Panvel City Municipal Corporation (planning Authority) is estimated at **Rs.34,70,00,000/- (Rupees Thirty Four Crores Seventy Lacs Only)**(Total of Table A and B).
7. 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
Jindal Avenue
(Stilt + 13 Floors)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on 11.11.21 date of application for Registration is	Rs. 41,00,00,000.00
2	Cost incurred as on 11.11.21 (based on the Estimated cost)	Rs. 6,30,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	15.37%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 34,70,00,000.00
5	Cost Incurred on Additional /Extra Items as on 11.11.21 not included in the Estimated Cost (Annexure A)	NIL

TABLE -B

To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 11.11.21 date of Registration is	Rs. 0.00
2	Cost incurred as on 11.11.21 (based on the Estimated cost)	Rs. 0.00
3	Work done in Percentage (as Percentage of the estimated cost)	NA
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0.00
5	Cost Incurred on Additional /Extra Items as on 11.11.21 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully
For VASTUKALP


MR YATEESH TARE
B.E.CIVIL (ENGINEER)
(Licence No NMMC / TPO /S.E./132)

YATEESH TARE
B.E, CIVIL (M MBAI)
Suheel Pride, F.P.67/1, First Floor,
Unit No. 101, 102, Garden Hotel,
Mumbai-Pune Highway, Panvel-410206.
Phone/Fax : 022-27450651