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Dt:- 28-02-2022

ENGINEER'S CERTIFICATE

To,
Rustagi Estate Private Limited
Shop No. 03, Atul Baug,
Kalyan, Murbad Road, Syndicate,
Kalyan (w) - 421301.

Subject: Certificate of Cost Incurred for Development of **Phase III, Building No. 3 (Commercial and Residential Area) wing 'A' and wing 'B', Building No. 5 (Commercial and Residential Area) wing 'A' and wing 'B' and Sanitary Block** Situated on the Plot bearing S.No. 83/1/B/2, 77/4/C/78/2/L, 77/4/78/2/A, 77/4/D/78/2/D, 77/4/B/78/2/B, 77/4/E/78/2/E, 77/4/L/78/2/L, 77/4/P/78/2/P, 77/4/J/78/2/J, 77/4/F/78/2/F at village Titwala, Tal-Kalyan, Dist.- Thane.

Ref: Maha RERA Registration Number _____

Sir,

I Ajay Mahale Have Undertaken Assignment Of Certifying Estimated Cost For The Subject Real Estate Project Registered Under Maharera With RERA No _____ being Building No. 3 (Commercial and Residential Area) wing 'A' and wing 'B', Building No. 5 (Commercial and Residential Area) wing 'A' and wing 'B' and Sanitary Block of the project situated on plot bearing S.No. 83/1/B/2, 77/4/C/78/2/L, 77/4/78/2/A, 77/4/D/78/2/D, 77/4/B/78/2/B, 77/4/E/78/2/E, 77/4/L/78/2/L, 77/4/P/78/2/P, 77/4/J/78/2/J, 77/4/F/78/2/F at village Titwala, Tal-Kalyan, Dist.- Thane. Admeasuring 25100sq.Mts. Area Being Developed By M/S Rustagi Estate Private Limited.

1. Following technical professionals have been appointed by the Promoter :-
 - (i) UBArchitech as Architect;
 - (ii) Shri Ajay Mahale as Structural Consultant;
 - (iii) ELCON as MEP Consultant;
 - (iv) Shri Rajnikant as Quantity Surveyor;

2. We have estimated the cost of the project for completion, to obtain Occupation Certificate/ Completion Certificate. Our estimated cost calculations are based on the Drawings/plans made available to us for the project by the Promoter and Consultants and the Schedule of items and quantity for the entire work as calculated by Shri Rajnikant quantity Surveyor* appointed by Promoter/Engineer, and the assumption of the cost of material, labour and other inputs made by Promoter, and the site inspection carried out by us.
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 3034 lakh** (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(s) from the Planning Authority under whose jurisdiction the aforesaid project is being implemented. The total cost is based on a builtup area of **18459.89sq.mts.**
4. The Estimated Cost Incurred till date is calculated at **Rs NIL** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of the 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 the planning Authority is estimated at **Rs. 3034 lakh** (Total of Table A and B).
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 :

A handwritten signature in black ink, consisting of a stylized 'A' followed by a wavy line.

**TABLE-A (FOR BUILDING MARKED 3, WING 'A' COMMERCIAL & RESIDENTIAL AREA)
PHASE III**

SR. NO	PARTICULAR	RS. (In lakh)
1	Total Estimated cost of the buildings/apartments/wings	985lakh
2	Cost incurred based on the estimated cost	NIL
3	Work done in percentage (as percentage of the estimated cost)	NIL
4	Balance cost to be incurred (based on estimated cost)	985lakh
5	Cost incurred on Additional/Extra items not included in the estimated cost. (Annexure A)	NIL

**TABLE-A (FOR BUILDING MARKED 3, WING 'B' COMMERCIAL & RESIDENTIAL AREA)
PHASE III**

SR. NO	PARTICULAR	RS. (in lakh)
1	Total Estimated cost of the buildings/apartments/wings	650lakh
2	Cost incurred based on the estimated cost	NIL
3	Work done in percentage (as percentage of the estimated cost)	NIL
4	Balance cost to be incurred (based on estimated cost)	650lakh
5	Cost incurred on Additional/Extra items not included in the estimated cost. (Annexure A)	NIL



**TABLE-A (FOR BUILDING MARKED 5, WING 'A' COMMERCIAL & RESIDENTIAL AREA)
PHASE III**

SR. NO	PARTICULAR	RS. (In lakh)
1	Total Estimated cost of the buildings/apartments/wings	671lakh
2	Cost incurred based on the estimated cost	NIL
3	Work done in percentage (as percentage of the estimated cost)	NIL
4	Balance cost to be incurred (based on estimated cost)	671lakh
5	Cost incurred on Additional/Extra items not included in the estimated cost. (Annexure A)	NIL

**TABLE-A (FOR BUILDING MARKED 5, WING 'B' COMMERCIAL & RESIDENTIAL AREA)
PHASE III**

SR. NO	PARTICULAR	RS. (in lakh)
1	Total Estimated cost of the buildings/apartments/wings	668lakh
2	Cost incurred based on the estimated cost	NIL
3	Work done in percentage (as percentage of the estimated cost)	NIL
4	Balance cost to be incurred (based on estimated cost)	668lakh
5	Cost incurred on Additional/Extra items not included in the estimated cost. (Annexure A)	NIL

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TABLE-A (FOR SANITARY BLOCK) PHASE III

SR. NO	PARTICULAR	RS. (in lakh)
1	Total Estimated cost of the buildings/apartments/wings	10lakh
2	Cost incurred based on the estimated cost	NIL
3	Work done in percentage (as percentage of the estimated cost)	NIL
4	Balance cost to be incurred (based on estimated cost)	10lakh
5	Cost incurred on Additional/Extra items not included in the estimated cost. (Annexure A)	NIL

TABLE-B (EXTERNAL DEVELOPMENT) PHASE III

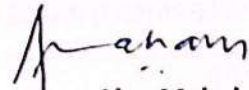
SR. NO	PARTICULAR	RS. (in lakh)
1	Total Estimated cost of the buildings/apartments/wings	50
2	Cost incurred based on the estimated cost	NIL
3	Work done in percentage (as percentage of the estimated cost)	NIL
4	Balance cost to be incurred (based on estimated cost)	50
5	Cost incurred on Additional/Extra items not included in the estimated cost. (Annexure A)	-

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TABLE-C (OVERALL COST INCURRED, TABLE-A + TABLE B) PHASE III

SR. NO	PARTICULAR	RS. (in lakh)
1	Total Estimated cost, A + Table B	3034lakh
2	Total work incurred (Table A + Table B)	NIL
3	Total work done in percentage (as per table A and table B)	0%
4	The balance cost to complete the project (Table A + Table B)	3034lakh
5	Cost incurred on Additional/Extra items not included in the estimated cost. (Table A + Table B)	-

Signature & Name of the Engineer


Ajay Mahale

(Licence No. M- 147033-1)

Agreed & Accepted by
promoter
For RUSTAGI ESTATE PVT. LTD.


Director