

Date: 12/07/2019

ENGINEER'S CERTIFICATE

To,
KALPANA STERLING INFRA LLP
1008, 10th Floor, Cyber One,
Plot no 4&6, Sector 30A
Vashi, Navi Mumbai. 400703

Subject: Certificate of Cost Incurred for Development of 1 No. of Building in the Project 'ASTROVA' situated on the Plot bearing Final Plot No. 31, demarcated by its boundaries (latitude and longitude of the end points) Plot No 48, 49, 50 to the North, 11.0Mt. road to the South, Plot no 30A to the East, Plot no 47 & 32 to the West of Sector-55, Dronagiri, Navi Mumbai, Taluka Thane District Thane PIN 400702 admeasuring 999.97 sq. mts. area being developed by M/S Kalpana Sterling Infra LLP.

Sir,

I Mr. Shriharshawardhan Krishnaji Modak, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 Building situated on **Plot no 31, Sector – 55, Dronagiri, Navi Mumbai ,Thane District -400702** admeasuring 999.97 sq.mts. area being developed by M/s Kalpana Sterling Infra LLP.

1. Following technical professionals are appointed by Promoter :-

(I) M/s **Amit Patil Architects** as Architect;

(II) M/s **S R Consultants** as Structural Consultant

2. I have estimated the cost of the 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 by us on being appointed by Developer, and the assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us.

3. I estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.7,00,92,000/-** (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 Navi Mumbai Municipal Corporation/CIDCO being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Cost Incurred till date is calculated at **Rs.77,10,120/-** (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 subject project to obtain Occupation Certificate / Completion Certificate from Navi Mumbai Municipal Corporation/CIDCO (planning Authority) is estimated at **Rs 6,23,81,880/-** (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 :

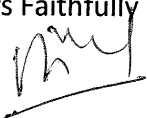
TABLE A**"ASTROVA" having 01 Building with single plinth.**

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on date of Registration is	Rs. 6,30,82,800/-
2.	Cost incurred as on 11/07/2019 (based on the Estimated cost)	Rs. 69,39,108/-
3.	Work done in Percentage (as Percentage of the estimated cost)	11%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 5,61,43,692/-

TABLE B

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	Rs. 70,09,200/-
2.	Cost incurred as on 11/07/2019 (based on the Estimated cost)	Rs. 7,71,012/-
3.	Work done in Percentage (as Percentage of the estimated cost)	11%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 62,38,188/-

Yours Faithfully


Shriharshawardhan Krishnaji Modak