ENGINEER'S CERTIFICATE

(For the purpose of registration of project under RERA)
(To be submitted at the time of Registration of Ongoing Project)

PROJECT NAME:- Janki Galaxy

ADDRESS:- Near Dussehera Maidan, Main Kolar Road, Bhopal (MP)

PROMOTER NAME:-Prateek Vats

ADDRESS:- 10-A, Janki Nagar Chuna Bhatti, Kolar Road, Bhopal (MP) 462042

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Project mentioned above.

1. Following technical professionals were consulted by me for verification /for certification of the cost:

- (i) M/s L.S.V Architect as Architect;
- (ii) M/s L.S.V Architect as Structural Consultant
- (iii)Shri Arvind Vaish Quantity Surveyor
- 2. The project is still ongoing. We have estimated the cost of the completion 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 Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us.
- 3. We estimate the Total Cost for completion of the project under reference as Rs. 2,54,44,449 Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate / completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.
- 4. The estimated actual cost incurred until date 31st July 2017 is calculated at Rs.22,57,290 (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on 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 the Competent Authority is estimated at Rs 2,31,87,159 (Total of S.No. 4 in Tables A and B).

6.I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 31st July 2017 date is as given in Tables A and B below:

TABLE A1

Tower bearing Number Two or called B

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 23232346
2	Cost incurred as on Dt. 31-07-2017 (Based on the actual cost incurred as per	Rs 2230305
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	9.6 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 21002041
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs N.A
6	Work done in percentage(as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	9.6 %

TABLE B1

Internal & External Development work and common amenities

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

S. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority. (based on the original Estimated cost)	Rs 2212102
2	Cost incurred as on 31-07-2017 (based on the actual cost incurred as per records)	Rs 26985
3	Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	1.22 %
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 2185117
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost	Rs N.A
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	1.22 %
(Enclos	se separate sheet for the cost calculations)	

Er.Arvind Kumar Vaish B.E. (CIVIL)

Consulting Engineer

Signature of Engineer Name: Mr Arvind Vaish

Address-C-17 Surendra Vihar Bagmuliya Bhopal

Aadhar No.- 862525545242 Pan no. ABUPV7098N

(License No ENGG-125/2015)

Note:-

- 1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to Obtain Occupation Certificate/Completion Certificate.
- 2. Quantity survey can be done by office of Engineer or can be done by an independence Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. Please indicate name of the Quantity Surveyor* and for whom he is working.
- 3. The estimated cost includes all labor, material, equipment and machinery required to carry out entire work including common facilities, but does not include marketing/advertising costs, salaries not directly attributable to the project, and loan/interest repayment to financial institutions.
- 4. Annexures A and B Attach the List of Extra/ additional items executed if any with Cost (which were not part of the original Estimate of the total Cost) and justification for the same.
- 5. Refer Guideline for Designated Account document available in DOWNLOAD section of RERA Website.

ENGINEER'S CERTIFICATE

(For the purpose of registration of project under RERA) (To be submitted at the time of Registration of Ongoing Project)

PROJECT NAME: - Janki Galaxy

ADDRESS:- Near Dussehera Maidan, Main Kolar Road, Bhopal (MP)

PROMOTER NAME:-Prateek Vats

ADDRESS: - 10-A, Janki Nagar Chuna Bhatti, Kolar Road, Bhopal (MP) 462042

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Project mentioned above.

1. Following technical professionals were consulted by me for verification /for certification of the cost:

- (i) M/s L.S.V Architect as Architect;
- (ii) M/s L.S.V Architect as Structural Consultant
- (iii)Shri Arvind Vaish as Quantity Surveyor
- 2. The project is still ongoing. We have estimated the cost of the completion 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 Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us.
- 3. We estimate the Total Cost for completion of the project under reference as Rs.2,63,829,36_(Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate / completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.
- 4. The estimated actual cost incurred until date 31st July 2017 is calculated at Rs. 1,85,282,47 (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on 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 the Competent Authority is estimated at Rs. 78,54,689 (Total of S.No. 4 in Tables A and B).
- 6.I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 31st July 2017 date is as given in Tables A and B below:

TABLE A

Er.Arvind Kumar Vaish
B.E. (CIVIL)
Consulting Engineer

Tower bearing Number One or called A

(to be prepared separately for each Building /Wing of the Real Estate Project/phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 24170834
2	Cost incurred as on Dt.31/07/17 (Based on the actual cost incurred as per records.)	Rs 18501262
3	Value of Work done in Percentage (as Percentage of the estimated cost.) (1*100/2)	77 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 5669572
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs N.A

Work done in percentage(as Percentage of Estimated Cost plus additional/Extra % 77 items (1*100)/(2+5)

(Enclose separate sheets for the cost calculations for each unit/bldg. or tower)

TABLE B

Internal & External Development work and common amenities

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

S. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority. (based on the original Estimated cost)	Rs 2212102
2	Cost incurred as on 31/07/17 (based on the actual cost incurred as per records)	Rs 26985
3	Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	1.22 %
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 2185117
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost	Rs N.A
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	1.22 %
Enclos	se separate sheet for the cost calculations)	

Er.Arvind Kumar Vaish B.E. (CIVIL)

Signature of Engineer

Name: Mr Arvind Vaish Consulting Engineer

Address- C-17 Surendra Vihar Bagmugliya Bhopal

Aadhar No. 862525545242 Pan no. ABUPV7098N

(License No or Authority ENGG-125/2015

Note:-

- 1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to Obtain Occupation Certificate/Completion Certificate.
- 2. Quantity survey can be done by office of Engineer or can be done by an independence Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. Please indicate name of the Quantity Surveyor* and for whom he is working.
- 3. The estimated cost includes all labor, material, equipment and machinery required to carry out entire work including common facilities, but does not include marketing/advertising costs, salaries not directly attributable to the project, and loan/interest repayment to financial institutions.
- 4. Annexures A and B Attach the List of Extra/ additional items executed if any with Cost (which were not part of the original Estimate of the total Cost) and justification for the same.
- 5. Refer Guideline for Designated Account document available in DOWNLOAD section of RERA Website.



AME	NAME OF PROJECT	: JANKI GALAXY BANJARI	XY BANJARI								
ROJEC	PROJECT SUB HEAD	: BLOCK 'A'									
ROJEC	T STATUS AS OF	PROJECT STATUS AS ON DATE: 31/07/2017						1			
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			PARKING	382	4110.32						
			FIRST FLOOR	357	3841.32						
-			SECOND FLOOR	357	3841.32						
-			THIRD FLOOR	357	3841.32						
		0	FOURTH FLOOR	357	3841.32						
			FIFTH FLOOR	357	3841.32						
Control of			SIXTH FLOOR	357	3841.32						
-					27158.24	SQFT					
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		FLOORING		0.70%			30% COMMPLETED				***
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Garuda Colonistas Developers & Hospitality (P) Ling.

Er. Arwing Kumar Vaish
Bie (civit)
Consulting Engineer

Garuda Colonisers Developers & Hospitality (P) Ltd.

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	PAINTING		0.50%		ACACOUNIFIE I ED			
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	PLASTER		0.00%		50% COMPPLETED			
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	6									10									11							-	

Garuda Colonisers Davelopers & Hospitality (P) tid.

Er.Arvind Kumar Vaish
B.E. (CVIL)

AMEC	NAME OF PROJECT	: JANKI GALAXY BANJARI	XY BANJARI	63							
ROJECT	PROJECT SUB HEAD	: BLOCK 'B'									
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REA ST	AREA STATEMENT	: GROUND (PARKING) + 6		30R (2	FLOOR (26104 SQFT.)	()			The second secon		
			PARKING	368	3959.68						
			FIRST FLOOR	343	3690.68						
			SECOND FLOOR	343	3690.68						
			THIRD FLOOR	343	3690.68						
		R S SWINNER WANTERMS &	FOURTH FLOOR	343	3690.68						
			FIFTH FLOOR	343	3690.68						
			SIXTH FLOOR	343	3690.68						
		PANCK MASCHERY		80	26103.76 SQFT	SQFT					
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ErArvind Kumar Vaish
B.E. (CIVIL)
Consulting Engineer

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		100.00%		890.00		& Hospitality (F	

ErArvind Kumar Vaish

B.E. (CIVIL)

Consulting Engineer

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11 MATERIAL AT SITE							
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Garuda Colonisers Developers & Hospitality (P) LNd.

ErArving Kumar Vaish
B.E. (CIVIL)
Consulting Engineer

PROJECT SUB HEAD	7	NAME OF PROJECT	CL	: JANKI	: JANKI GALAXY BANJARI	Y BANJ	ARI								
2506.25 SQM	PRO	JECT SUB HE	AD	NTER.	NAL & E	XTERN	IAL SITE	DEVELOP	MENT						
2506.25 SQM 249 PER SQFT	280	VECT STATUS	S AS ON DAT	00	72017										
26967.25 SQFT Colored Per SQ	Lano	Area	2506.25	SQM											
G703340			26967.25	SQFT											
6703340	COS	T PER SOFT	249	PER SQFT											A Accession of a set with the contribute of the set of
ITEMS DESCRIPTION QTY UNIT AM	ES I	MATED COST	6703340								The state of the s	Annual Control of Cont			CONTRACTOR OF THE PROPERTY AND THE PROPE
FY UNIT AM						•				% COMPONET	COST OF		COMPLET	COST OF ITEM	AMOUNT
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OVER HEAD TANK			SUMP WELL		40000	LTR	12	480000							
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Garuda Colonisers Developers & Hospitality (P) LN

St.Arkind Kumar Vaish
B.E. (CIVIL.)