

ARCHITECT SANDEEP PUNTAMBEKAR

E-14, Pranam CHSL, Shimpoli, Borivali (West), Mumbai-400092

Format –1A

ARCHITECT'S 'CERTIFICATE

(For the purpose of registration of project under RERA)

PROJECT NAME:- VASANT PLAZA

ADDRESS:- 4, NAYAPURA, INDORE

PROMOTER NAME:- PRECISION STRUCTURES AND CONSULTANCY SERVICES PVT. LTD.

ADDRESS:- 219, AKANSHA COMPLEX M.P. NAGAR ZONE -I, BHOPAL

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) Shri Anil Mishra as the Structural Engineer;
- (ii) Shri Vishesh Gangarekar as the Contractor

2. The construction work of the project is completed. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building 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.110.00 Lakhs (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 from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4. The estimated actual cost incurred until date 31.07.2017 is calculated at Rs. (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 of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. NIL (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 31.07.2017 is as given in Tables A and B below :

TABLE A

Building called VASANT PLAZA

(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(In Lakhs)
1	Total Estimated cost of the building as on date of Building Permission from Competent Authority. (based on the original	Rs110.00
2	Cost incurred as on Dt. 31.07.2017 (Based on the actual cost incurred as per records.)	Rs 122.26
3	Value of Work done in Percentage (as Percentage of the estimated cost)(1*100/2)	111 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs NIL
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs NIL
6	Work done in percentage(as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	111%

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	Rs N.A.
2	Cost incurred as on _____(based on the actual cost incurred as per records)	Rs N.A.
3	Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	Rs N.A.
4	BalanceCosttobelncurred(BasedonEstimated Cost) (1-2)	Rs N.A.

5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure B)	Rs N.A.
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items $(1*100)/(2+5)$)	Rs N.A.

(Enclose separate sheet for the cost calculations)

NOTE: Looking towards the size of the building no major external/internal development was required. All basic common amenities were within the building and are considered above in total estimate of construction as mentioned in TABLE A above.



Signature of the Architect

Name: Sandeep R. Puntambekar

Address: E-14, PRANAM CHSL, Shimpoli, Borivali West, Mumbai- 400 092

Aadhar No. 3613 0834 8214

Pan no. ABPPP1814P

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