

## CHARTERED ENGINEER'S CERTIFICATE

To,  
Mr. Raju Paleja,  
M/s. Naman In-Store (India) Limited  
E/13-14, Shree Sardar Patel CHSL, Patel Baug,  
Nehru Road, Opp. Adarsh Petrol Pump,  
Vile Parle (East), Mumbai - 400057  
CIN: U74140MH2010PLC205904.

Sub: Cost Estimation of the proposed Manufacturing Industrial Unit at Butibori MIDC Industrial Area, Nagpur and for the purpose of proposed IPO by the Company.

Ref: Discussion with Mr. Raju Paleja at his Office on 9<sup>th</sup> November 2023.

Sir,

**Scope of Services:** M/s Naman In-Store (India) Limited approached M/s Vastukala Consultants (I) Pvt. Ltd. to provide Chartered Engineer services by preparing tentative plan and cost estimate to construct new manufacturing shed and land development on plot to be acquired. Shape and size of land to be assumed as per requirements to construct the requisite manufacturing facility. M/s Naman is fully aware that the proposed plan and estimate is tentative only based on assumptions and it will change as per actual shape and size of plot to be allotted by MIDC in future. This estimate prepared by Vastukala will be used by client for IPO purpose.

### Basic details of the Proposed Unit:

Particulars		Sq. M.	Sq. Ft.
Plot Area assumed area	7 Acers	28,322.00	3,04,858.00
Structure Area		7,000.00	75,348.00
Mezzanine Floor		3,500.00	37,674.00
Plinth Height		1.2M	
Loading Bay	2 No.		



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Regd. Office : B1-001, 11/B Floor, Boomerang,  
Chandivai Farm Road, Andheri (East),  
Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

Particulars		Sq. M.	Sq. Ft.
Unloading Bay	1 No.		
Roof Sandwich Panels without screw.			
Power requirement	300 KWH		

Based on the requirement provided by Mr. Raju Paleja, we have prepared the tentative Drawings & Preliminary Estimation for budgetary cost of project Excluding the Land cost.

The Summary of cost is as follows and all the mentioned cost figures are in Indian Rupees (₹):

TOTAL COST SUMMARY				
Sr. No.	Description	Cost (₹)	Cost (₹) (5% Contingency)	Total Cost (₹) (Including of taxes)
1	Civil Building Estimate	3,96,48,171.15	19,82,408.56	4,16,30,579.71
2	PEB Estimate	8,59,32,334.74	42,96,616.74	9,02,28,951.48
3	Site Development Estimate	3,62,50,605.00	18,12,530.25	3,80,63,135.25
4	Fire Fighting Estimate	1,03,83,425.75	5,19,171.29	1,09,02,597.04
5	Electrical Estimate	25,59,022.70	1,27,951.14	26,86,973.84
6	MIDC Plan Approval	90,00,000.00	4,50,000.00	94,50,000.00
	<b>Total Cost (Including of taxes)</b>	<b>18,37,73,559.34</b>	<b>91,88,677.98</b>	<b>19,29,62,237.32</b>
	<b>Built Up Area (Sq. ft)</b>			<b>1,13,022.00</b>
	<b>Cost Per Sq. Ft.</b>			<b>1,707.30</b>

Based on the Market inquiry, our data base, the Cost for Proposed Manufacturing unit to be developed by M/s. Naman In-Store (India) Limited shall not be more than INR19.30 Cr. based on the present budgetary considerations & it may vary in future subject to then market conditions & Basic requirements.

Hence Certified.

This CE Certificate is prepared for M/s. **Naman In-Store (India) Limited.**

We further declare that: --

- 1) In the preparation of the CE Certificate, we have relied on the information provided by the client, assumptions requested by the client, ongoing rates for cost of construction, general practices followed for planning and estimation of an industrial unit, market inquiries & our data base for the same.
- 2) The information furnished in this Certificate is true and correct to the best of our knowledge and belief.
- 3) We have no direct or indirect interest in the Unit.
- 4) The cost estimation of the proposed Manufacturing Industrial Unit to be relied upon for the purpose of the proposed IPO by the Company
- 5) We give our consent to the Company for the disclosure of the content recorded here, in the Draft Red Herring Prospectus / Red Herring Prospectus / Prospectus to be filed by the Company with SEBI.

Date: - 22.11.2023

Place: - Mumbai

For **Vastukala Consultants (I) Pvt. Ltd.**

**Manoj  
Chalikwar**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar,  
o=Vastukala Consultants (I) Pvt.  
Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2023.11.22 17:16:40 +05'30'

**Manoj B. Chalikwar**  
Director  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
Reg. No IBBI/RV/07/2018/10366

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**Vastukala Consultants (I) Pvt. Ltd.**  
An ISO 9001:2015 Certified Company [www.vastukala.org](http://www.vastukala.org)





**Consent from "Expert" to the Company**

**Date:** 24<sup>th</sup> November 2023

To,  
**The Board of Directors**  
**M/s. Naman In-Store (India) Limited**  
E/13-14, Shree Sardar Patel CHSL, Patel Baug,  
Nehru Road, Opp. Adarsh Petrol Pump,  
Vile Parle (East), Mumbai - 400057  
CIN: U74140MH2010PLC205904

Dear Sirs,

**Sub: Proposed initial public offering (the "Issue") of equity shares of ₹ 10 (the "Equity Shares") by Naman In-Store (India) Limited.**

**Background:** As per information provided by M/s Naman In-Store (India) Limited, The Company is willing to acquire about 7 acres MIDC land at Buti Bori Nagpur for establishing manufacturing facility. This proposed facility will be an expansion of company's existing manufacturing capacity. Only land development and construction of facility will be done by company and existing machineries owned by company may be shifted to this proposed new facility for manufacturing process.

**Scope of Services:** M/s Naman In-Store (India) Limited approached M/s Vastukala Consultants (I) Pvt. Ltd. to provide Chartered Engineer services by preparing tentative plan and cost estimate to construct new manufacturing facility and land development on plot to be acquired. Shape and size of land to be assumed as per requirements to construct the requisite manufacturing facility. M/s Naman In-Store (India) Limited is fully aware that the proposed plan and estimate is tentative only based on assumptions and it may change as per actual shape and size of plot to be allotted by MIDC in future. This estimate prepared by Vastukala will be used by client for JPO purpose.

**Assumptions:** As the land parcel to be utilised for this new facility is not finalised yet, Vastukala had to assume shape and size of land as per standard requirements and prepared the cost estimate for this proposed facility along with land development.

**Limitations:** As an Expert the scope of work is limited only towards the tentative planning and estimation of proposed factory building construction.

I Manoj B. Chalikwar, Director of M/s Vastukala Consultants (I) Pvt. Ltd. hereby consent to act as an "Expert" to the Company in the capacity of Chartered Engineer only for services provided i.e. preparation of tentative plan and estimate of proposed facility and land development thereof. Also I do consent for inclusion of our name and contact details, in the Draft Red Herring Prospectus / Red Herring Prospectus / Prospectus to be filed by the Company with stock exchange where the Equity Shares of the Company are proposed to be listed and for the purpose of registration with the Registrar of Companies (the "RoC") in respect of the Issue and any other document to be issued or filed in relation to the Issue (collectively, the "Offer Documents"), pursuant to the provisions of section 26 section 32 of the Companies Act 2013. Further, the following details with respect to us may be disclosed in the Offer Documents:

Logo:



Name: Vastukala Consultants (I) Pvt. Ltd.

Address: B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.






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Ganesh Sawli  
9702977794*



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 **Regd. Office :** B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA  
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 mumbai@vastukala.org

Tel: +91 022 47495919

Fax: +91 22 28371325

Email: mumbai@vastukala.org

Investor Grievance Email: compliance@nipl.co

Website: [www.vastukala.org ]

Contact Person: Manoj B. Chalikwar - 9819597579

We further confirm that the information in relation to me is true and correct, not misleading and without omission of any matter that is likely to mislead and adequate to enable investors to make a well-informed decision.

I hereby authorise you to deliver this letter of consent to the RoC pursuant to Sections 26 and 32 and other applicable provisions of the Companies Act, 2013 and the rules and regulations thereunder, each as amended, the Stock exchange and any other regulatory authority, as may be required and/or retain this letter for your records in connection with the Issue and in accordance with applicable law.

I undertake to inform the LM promptly, in writing of any changes to the above information until the Equity Shares commence trading on the Stock exchange. In the absence of any such communication from me, the above-mentioned information should be considered as updated information until the Equity Shares commence trading on the Stock exchange, pursuant to the Issue.

This letter may be relied upon by the Company and the LM appointed in relation to the Issue. I hereby consent for submission of this letter to the Securities and Exchange Board of India, Stock exchange, RoC and any other authority as may be required by law. I further consent to the aforementioned details being included for the records to be maintained by the LM in connection with the Issue and in accordance with applicable laws.

Capitalized terms not defined herein would have the same meaning as attributed to it in the Offer Documents.

Yours faithfully,

For Vastukala Consultants (I) Pvt. Ltd

Manoj  
Chalikwar

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2023.11.24 17:20:01 +05'30'

**Manoj B. Chalikwar** Director  
Chartered Engineer (India)  
Reg.No. CAT-I-F-1763  
Reg.No.IBBI/RV/07/2018/10366



cc:

**GYR Capital Advisors Private Limited**  
428, 4<sup>th</sup> Floor, Gala Empire, Near J B Tower,  
Drive in Road, Thaltej, Ahmedabad,  
Gujarat, India – 380054



**Vastukala Consultants (I) Pvt. Ltd.**  
An ISO 9001:2015 Certified Company [www.vastukala.org](http://www.vastukala.org)

