Rupesh Padole
CHARATERED ENGINEER
Plot no 24, Mungsaji Nagar, Near
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Annexure-B
FORM 2
[See Regulation 3]

ENGINEER'S CERTIFICATE
Certificate for quarter ending March 2025

(To be submitted at the time of Registration of Ongoing Project and for Withdrawal of Money from Designated Bank Account)

Date: 9th April, 2025

To
M/s Vardan Buildcon
Plot No. 212, Behind Vijaya Bank,
Shankar Nagar, Nagpur, Maharashtra 440010

Subject: Certificate of Cost Incurred for Development of "**Prerna Harmony**" (Maharera registration no. Applied) being developed by **M/s Vardan Buildcon**.

Sir,

1. We, Rupesh Padole have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project named "Prerna Harmony" (Maharera registration no. P50500055895) being developed by M/s Vardan Buildcon.

2. We have estimated the cost of Civil, MEP and Allied Works required for completion of the apartments & proportionate completion of internal & external works of the Project as per the specifications mentioned in the Agreement of Sale. Our estimated cost calculations are based on the Drawings/Plans made available to us for the Project under Reference by the Developers / Consultants. The Schedule of Items & Quantity required for the entire work as calculated by **Me (Quantity Surveyor)*** appointed by the Developer/Engineer, the assumption of the cost of material, labour & other inputs made by the Developer, and the Site Inspection carried out by us to ascertain / confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid project mentioned under reference as **Rs**. 6,50,00,000.00 (Total of Table A and B) at the time of Registration. The estimated Total Cost of Project is with reference to the Civil, MEP & Allied Works completion of the apartments & proportionate completion of internal & external works, as per the specifications mentioned in the Agreement of Sale & for the purpose of obtaining Occupation Certificate / Completion Certificate for the Building(s) / Wing(s) / Layout / Plotted Development from the MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **2,52,00,000/-** (Total of Table A and B). The Amount of Estimated Cost Incurred is calculated on the basis of input materials / services used & unit cost of these items.

5. The Balance Cost of completion of the Civil, MEP & Allied Works for completion of Apartments & proportionate completion of internal & external works, as per specifications mentioned in Agreement of Sale, of the aforesaid Project is estimated at Rs **3,98,00,000/-** (Total of Table A & B).

6. I Certify that the cost of Civil, MEP & Allied Work for apartments & proportionate internal & external works, as per the specifications mentioned in Agreement of Sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A & B below:

Table – A

Building/Wing bearing Number 01 or called Prerna harmony
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on date of Registration is	55575000.00
2	Cost incurred as on 31.03.2025	23940000.00
3	Work done in Percentage (as Percentage of the estimated cost)	43.08%
4	Balance Cost to be Incurred (Based on Estimated Cost)	31635000.00
5	Cost Incurred on Additional/Extra Items as on 31.03.2025 not included in the Estimated Cost (Table –C)	0.00

Table - B
(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Common areas and Facilities Amenities	Amount (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on the date of registration is	94,25,000.00
2	Cost incurred as on 31.03.2025	12,60,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	13.37%
4	Balance Cost to be Incurred (Based on Estimated Cost)	81,65,000.00
5	Cost Incurred on Additional/Extra Items as on 31.03.2025 not included in the Estimated Cost (Table –C)	0.00

Yours Faithfully,

Signature of the Engineer
Rupesh Padole
(License No .....)
Date :- 09/04/2025

Agreed and Accepted by

Signature of Promoter
Date :-09/04/2025

Table – C [NIL]
List of Extra/Additional Items executed with Cost

(Which were not part of the original Estimate of Total Cost)

Sr. No.	Items	Cost
1	<Item 1>	
2	<Insert items here>	