Rajendra Mankar
CONSULTING ENGINEER
PLANNERS AND VALUERS
59/901, Chetana Nagar, Near Krishna Mandir, Mumbai - Agra Road, Nashik - 422 009.
Dial : 94222 49456, 94231 74307 email : shree.rohan@yahoo.co.in

Annexure – B

FORM-2

[*See* Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

To,

M/s. Viraj Buildcon

Office: 66/901 Jijai, Mumbai Agra Road, Chetna Nagar, Nashik – 422009.

Date 28/01/2023

Subject: Certificate of Cost Incurred for Development of project having Maha-RERA Registration Number P51600015801 which is named as Viraj Apartment situated at Mauje Pathardi Shiwar on the Plot bearing GAT No. / CTS / S. No. 324/1/B/3/1/2 Final Plot No. 02 of Division Nashik Municipal Corporation Taluka Nashik District Nashik PIN 422009 admeasuring 357.00 Sq. Mts. area being developed by M/s. Viraj Buildcon.

Sir,

1. I/ We Mr. Yogin Kulkarni and Mr. Rajendra Mankar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project named Viraj Apartment having Maha-RERA Registration Number P51600015801 being developed by M/s. Viraj Buildcon.

2. We have estimated the cost of Civil, MEP, and allied works required for the completion of the Building(s) and proportionate completion of Internal & External work of the project as per specifications mentioned in agreement of sell. Our estimated cost calculations are based on the Drawings / Plans made available to us for the project under reference by the Developer / Consultants. The scheduled of items and quantity required for the entire work as calculated by Mr. Yogin Kulkarni and Mr. Rajendra Mankar Quantity Surveyor* appointed by Developer / Engineer. The assumption of the cost of material, labor and other inputs made by 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 building(s) of the aforesaid project under reference as Rs. 85,14,967/- (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 completion of the building(s) and proportionate completion of internal and external works, as per specifications mentioned in the agreement of sell and for the purpose of obtaining occupation certificate / completion certificate for the building(s) / Wings(s) / Layout / Plotted Development from the Nashik Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 90,27,172/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials / services used and unit cost of the items.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) and proportionate completion of internal and external works, as per specification mentioned in the agreement of sell of the project is estimated at Rs. 0 /- (Total of Table A and B).

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6. I certify that the Cost of the Civil, MEP and allied work for the building(s) and proportionate internal and external works, as per specifications mentioned in agreement of sell of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE - A
Building Viraj Apartment

Sr. No (1)	Particulars (2)	Amounts in INR (3)
1	Total Estimated cost of the Building Viraj Apartment as on date of Registration is 12/03/2018.	85,14,967
2	Cost incurred as on 28 January 2023 (based on the Estimated cost)	90,27,172
3	Work done in Percentage HUNDRED (as Percentage of the estimated cost)	100 %
4	Balance Cost to be Incurred** (Based on Estimated Cost)	0
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Table – C).	0

TABLE – B
Internal and External Development Works in Respect of the Registered Phase

Sr. No (1)	Particulars (2)	Amounts in INR (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date _____ of Registration is	--NA--
2	Cost incurred as on date _____ of Certificate (based on the Estimated cost).	--NA--
3	Work done in Percentage ZERO (as Percentage of the estimated cost).	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	--NA--
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Table – C).	--NA--

TABLE – C
List of Extra / Additional / Deleted Items considered in the Cost

Sr. No (1)	List of Extra / Additional / Deleted Items (2)	Amounts in INR (3)
1		
2		
3		

Yours Faithfully,

MR. RAJENDRA MANKAR
(License No. 251)

Agreed and Accepted by

For VIRAJ BUILDCON

PARTNER

Signature of Promoter
Name: - M/S. VIRAJ BUILDCON
Date: -