



THE DESIGN INDIA GROUP

We help build your dream

Architecture • Engineering • Liasonin • Surveying

Architecture • Landscape Designing • RCC Designing • 3D Visualization
Surveying • Liasoning • Project Management Consultancy

FORM 2
ENGINEER'S CERTIFICATE

Date: 11.05.2024

To,

M/s. VANDU BUILDERS LLP TARFE MR. KHIMJI MEGHAJI BARVADIYA
Survey No. 67/4/A, 4/B, 4/C, 4/D, S.NO. 67/5, S.NO. 67/7, S.NO. 67/8, Village -
Dhavale, Tal. - Ambernath, Dist. Thane.

Subject: Certificate of Percentage of Completion of Construction Work of
Building Project "VRINDAVAN CITY PHASE -1" having MahaRERA Registration
No. situated on land bearing Survey No. 67/4/A, 4/B, 4/C, 4/D,
S.NO. 67/5, S.NO. 67/7, S.NO. 67/8 Village- Dhavale, Tal. - Ambernath, Dist. Thane.
Demarcated by its boundaries (Adj. Hissa No. 2 & 3 to the North, Adj. Road to the
South, Adjn. S.No. 30 to the East, and Adjn. S.no. 7 to the west.) admeasuring Total
Net Plot area 13020.40 sq.mts. & Total Proposed Built up area 12407.26 sq.mts.,
FSI-1.76, being developed by M/s. VANDU BUILDERS LLP TARFE MR. KHIMJI
BARVADIYA.

Ref. MahaRERA Registration Number

Sir,

1. We, The Design India Group, Civil Engineers have undertaken assignment of
certifying Estimated Cost for Building Project "VRINDAVAN CITY PHASE -1"
MahaRERA Registration No. situated on the land bearing Survey
No. 67/4/A, 4/B, 4/C, 4/D, S.NO. 67/5, S.NO. 67/7, S.NO. 67/8 Village- Dhavale, Tal. -
Ambarnath, Dist. Thane. Demarcated by its boundaries (Adj. Hissa No. 2 & 3 to the
North, Adj. Road to the South, Adjn. S.No. 30 to the East, and Adjn. S.no. 7 to the
west) admeasuring Total Net Plot area 13020.40 sq.mts. & Total Proposed Built up
area 12407.26 sq.mts., FSI-1.76, being developed by M/s. VANDU BUILDERS LLP
TARFE MR. KHIMJI BARVADIYA.

2. We have estimated the cost of the completion to obtain Occupation Certificate/
Completion Certificate, 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 Developer and Consultants
and the Schedule of items and quantity for the entire work as calculated by our
site team considering our companies previous experience of executing the
projects and the assumption of the cost of material, labour and other inputs made

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by developer, and the site inspection carried out by us. to ascertain / conform the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs.30,87,00,000/- (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 completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the Collector of Thane. Being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.0/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of 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 Collector of Thane. (Planning Authority) is estimated at Rs. Rs.30,87,00,000/- (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

Table A
BUILDING-1 – WING A

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 10.05.24 date of Registration is	16,00,00,000/-
2	Cost incurred as on 10.05.24 (based on the Estimated cost)	0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	16,00,00,000/-
5	Cost Incurred on Additional /Extra Items as on 10.05.24 not included in the Estimated Cost (Annexure A)	NIL

Table A
BUILDING-2 – WING D

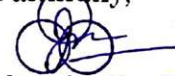
Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 10.05.24 date of Registration is	12,12,00,000/-
2	Cost incurred as on 10.05.24 (based on the Estimated cost)	0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	12,12,00,000/-
5	Cost Incurred on Additional /Extra Items as on 10.05.24 not included in the Estimated Cost (Annexure A)	NIL

Table B
BUILDING -1 & 2 - WING A & D

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

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 10.05.24 date of Registration is	2,75,00,000/-
2	Cost incurred as on 10.05.24 (Based on the Estimated cost).	0/-
3	Work done in Percentage (as Percentage of the estimated cost).	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	2,75,00,000/-
5	Cost Incurred on Additional /Extra Items as on 10.05.24 not included in the Estimated Cost (Annexure A).	NIL

Yours Faithfully,



The Design India Group
STATE/R2022/APL/03745

Signature of Engineer.

Yours Faithfully,

For VANDU BUILDER LLP.



Designated Partner

Signature of Promoter

Date:

*Note:

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time as per specifications mentioned in agreement of sale.
- 2.(*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. (+*) Balance Cost to be incurred (14) may vary from Different between Total estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an estimated deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
4. All components of work with specifications are indicative and not exhaustive.
5. Please specify if there are any deviations / qualifications. Example: Any deviations in input material use from specifications in agreement of sale.

Table C

List of Extra / Additional / Deleted Items considered in cost

Sr. No.	List of Extra / Additional / Deleted Items	Amount (In Rs.)
1.	NO	--
2.	NO	--