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Architecture • Engineering • Liaison • Surveying

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

FORM 2
ENGINEER'S CERTIFICATE

Date: 30th December, 2024

To,

M/s. VANDU BUILDERS LLP TARFE MR. KHIMJI 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. P51700076670 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 15020.00sq.mts. Total Plot area, 22915.90 sq.mts. Total Permissible Built up Area, Phase 1 Plot Area is 8125.82 sq.mts. & Phase 1 Proposed Built up area is 12407.26 sq.mts., FSI-1.76, being developed by M/s. VANDU BUILDERS LLP TARFE MR. KHIMJI BARVADIYA.

Ref. MahaRERA Registration Number P51700076670

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. P51700076670 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. – 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 15020.00sq.mts. Total Plot area, 22915.90 sq.mts. Total Permissible Built up Area, Phase 1 Plot Area is 8125.82 sq.mts. & Phase 1 Proposed Built up area is 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 your site team considering our companies previous experience of executing the

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projects and the assumption of the cost of material, labour and other inputs made 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

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 29.12.24 date of Registration is	16,00,00,000/-
2	Cost incurred as on 29.12.24 (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 29.12.24 not included in the Estimated Cost (Annexure A)	NIL

**Table A
BUILDING-2**

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 29.12.24 date of Registration is	12,12,00,000/-
2	Cost incurred as on 29.12.24 (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 29.12.24 not included in the Estimated Cost (Annexure A)	NIL

**Table B BUILDING -1 & 2
(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 29.12.24 date of Registration is	2,75,00,000/-
2	Cost incurred as on 29.12.24 (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 29.12.24 not included in the Estimated Cost (Annexure A).	NIL

Yours Faithfully,

**The Design India Group
STATE/R/2024/APL/15267**

Signature of Engineer.

Yours Faithfully,

For VANDU BUILDER LLP.

Designated Partner

*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 (1) 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	--