

T ELUMALAI & ASSOCIATES

(ENGINEERING SERVICES & SOLUTIONS)



Add :- Room No. 17, Opposite SBI Bank, Bhlm Nagar, Kansai Road, Ambernath (E). 421501

FORM-2 ENGINEER'S CERTIFICATE

(To be Submitted at the time of Registration of Ongoing Project & for withdrawal of money from Designated Account – Project Wise)

Date: 31-12-2025

To,

The M/s. GRRS Nirman Private Limited
C3, SHIV BASAV NAGAR,
SHIV MANDIR ROAD, AMBERNATH (E) - 421501

Subject : Certificate of cost Incurred for Development of " VERMA HERITAGE" having. MahaRERA Registration Number P51700077335 being developed by M/s. GRRS Nirman Private Limited

Sir,

I **T ELUMALAI THANDAPANI** have undertaken assignment of certifying Estimated Cost for "**VERMA HERITAGE**" having MahaRERA Registration Number **P51700077335** is being developed by "**M/s. GRRS Nirman Private Limited.**"

2. We have estimated the cost of civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Developer/Consultants. The Schedules of items and quality required for the entire work as calculated by **T ELUMALAI THANDAPANI** Quantity Surveyor appointed by Developer/Engineer, The assumption of the cost of material, labour 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 aforesaid project under reference at Rs. **5,31,90,000.00/-** (Total of Table A and B) at the time of Registration. The estimated Total Cost of project is with reference to the Civil, MEP and Allied works required for completion of the apartments Total and proportionate completion of internal & external works, as per specifications mentioned in agreement of sales and for the purpose of Obtaining occupation certificate / completion certificate for the Building(S)/ Wing(S)/ Layout / Plotted Development from the **Ambarnath Municipal Council** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

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4. The Estimated Cost Incurred till date is calculated at Rs. **2,36,26,119.00/-** (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 these items
5. The Balance Cost of Computation of the Civil, MEP & Allied works for computation of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the project is estimated at Rs. **2,95,63,881/-** (Total of Table A and B).
6. I certify that the cost of the Civil, MEP and allied work for the apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale, of the aforesaid Projected as completed on the date of this certificate is as given in Table A and B Below.

TABLE A

Building /Wing/ Layout / Plotted Development bearing Number Plot No. 546, CTS No. 7527, Kansai, Tal- Ambarnath, Dist- Thane, Pin- 421501 called **"VERMA HERITAGE"**

(to be prepared separately for each Building, Wing, Layout, Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Building /Wing/Layout/ Plotted Development as on the date of Registration is	5,31,90,000.00/-
2.	Cost Incurred as on the date of certificate	2,36,26,119.00/-
3.	Work done in Percentage (as Percentage of the estimated cost)	44.41%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	2,95,63,881/-
5.	Cost Incurred on Additional / Extra Items not includes in the Estimated Cost (Table - C)	NIL

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TABLE B

Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Internal & External Development Works including amenities and Facilities in the Layout as on the date of Registration is	0.00/-
2.	Cost Incurred as on date of certificate	0.00/-
3.	Work done in percentage (as percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	0.00/-
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table - C)	NIL

Yours Faithfully,



T ELUMALAI THANDAPANI

Reg. No. 422718103009/RG

Local Authority License No. NA

Agreed & Accepted by:
GRRS NIRMAN PVT. LTD.


Auth. Signatory / Director

M/s. GRRS Nirman Private Limited, Through it's Director

Name: Shri Vinay G. Verma.

Date: 31Th Dec 2025

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Note:

1. The scope of work is to complete Registered 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 independent Quantity Surveyor Whose certificate of quantity calculated can be relied upon 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 Engineer, the name of the person in the office Engineer, who is responsible for the quantity calculated should be mentioned at the place marked(*).
3. (**) Balance Cost to be Incurred (4) may vary from Difference between Total estimated Cost (1) Actual Cost Incurred (2) due to deviation in quantity required/ escalation of cost etc. As this is an estimated cost. Any Deviation on quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
4. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.
5. All components of work with specifications are includes and not exhaustive.
6. Please specify if there are any deviations/ qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

TABLE - C
List of Extra / Additional / Deleted Items considered in cost
(When were not part of the original Estimated of Total Cost)

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