CONSTRUCTIVE India
Vivek Sawant
Licence Surveyer

LICENCE SURVEYER (Reg. No. S/675/LS)
Off.: 26/402, Kannamwar Nagar 1,
Vikhroli (E), Mumbai - 400 083.
Tel.: 2577 9941 / 2579 0598
Mob.: 75063 57993 | 93226 59022
Email: constructiveindia@gmail.com

Annexure - B

FORM 2

[See **Regulation** 3J

ENGINEER'S CERTFICATE

(To be submitted at the time of Regulation of Ongoing Project and for withdrawal of Money from Account — Project Wise)

To,

The VGM Projects LLP
Mittal Tower, 17" Floor,
210 Nariman Point,
Mumbai — 400021.

Subject: Certificate of Cost incurred for Development of Mittal Cove having Maha RERA Registration Number PS 1800023064 (Only Applicable after project Registration) being developed by VGM Projects LLP.

Sir,

1. We Shri. Vivek Dattaram Sawant have undertaken assignment of certifying Estimate Cost for Mittal Cove having Maha RERA Registration Number P51800023064 (Only Applicable after Registration being developed by VGM Projects LLP.

2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate 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 Schedule of items and quantity required for the entire work as calculated by "M/s. VGM Projects LLP" 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 to us.

3. We estimate Cost of completion of the aforesaid project under reference at Rs. 17,15,00,000.00 (Total of Table A and B) at the time of Registration. The estimated Total Cost of Project is with reference to the Civil, MEP and Allied worlds required for completion of the apartments and proportionate completion of internal & external works, as per specification mentioned in agreement of sale and for the purpose of

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obtaining occupation certificate / completion certificate for the building(s) / Wings / Layout / Plotted Development from the BMC being the Planning Authority under whose jurisdiction the aforesaid project is being implement.

4. The Estimated Cost incurred till date is calculated at Rs. 15,06,47,257.00 (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials/services used and unit of these items.

5. The Balance Cost of Completion of the Civil, MEP and Allied works for completion 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. 2,08,52,743.00 (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 specification mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in table A and B below:

TABLE-A1

Building/Wing / bearing Number A or called MCGM (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 Building / Wing /Layout /Plotted Development as on date of Registration is	7,82,50,000.00
2.	Cost incurred as on date of Certificate	7,53,23,628.00
3.	Work done in percentage (as percentage of the estimated cost)	96.26%
4.	Balance Cost to be incurred ** (Based on Estimated Cost)	29,26,372.00
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table - C)	

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TABLE-A2

Building/Wing /bearing Number B or called MCGM (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 Building / Wing / Layout / Plotted Development as on date of Registration is	7,82,50,000.00
2.	Cost Incurred as on date of Certificate	7,53,23,628.00
3.	Work done in percentage (as percentage of the estimated cost)	96.26%
4.	Balance Cost to be incurred ** (Based on Estimated Cost)	29,26,372.00
5.	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table - C)	

TABLE-B

Internal **and** External **Development Works in Respect** of' the Registered Phase

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Internal and External Development works including amenities and Facilities inthe layout as on date of Registration is	1,50,00,000.00
2.	Cost incurred as on date of certificate	20,40,000.00
3.	Work done in Percentage (as Percentage of the estimated cost)	13.60%
4.	Balance Cost to be incurred (Based on Estimated Cost)	
5.	Cost Incurred on Additional Extra Items not included in the Estimated Cost (Table— C)	1,29,60,000.00

Yours's Faithfully,

CONSTRUCTIVE INDIA
V. D. SAWANT
Reg. No.
S.675 LS
LICENCE SURVEYOR

Mr. Vivek. D. Sawant.

Signature & Name