

FORM-2
ENGINEER'S CERTIFICATE

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

Date: 31.12.2025

To
The AEIOUZ CROPP LLP,
Gat no. 129 & 130, DP Road,
Nr. Laxmi Chowk, Moshi, Pune.

Subject: Certificate of Cost Incurred for Development of " VSG Legacy One "having MahaRERA Registration Number P52100079036 (Only Applicable after Project Registration) being developed by AEIOUZ CROPP LLP

Sir,

I/ We BALKRISHNA KALBHOR have undertaken assignment of certifying Estimated Cost for VSG Legacy One having MahaRERA Registration Number P52100079036, (Only Applicable after Project Registration) being developed by AEIOUZ CROPP LLP.

2. We have estimated the cost of Civil, MEP and Allied works, required for completion of the Apartment(s) 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 and Consultants and the Schedule of items and quantity for the entire work as calculated by _____ quantity Surveyor* appointed by Developer/Engineer, 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/confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference as Rs 70,00,00,000/- (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 the purpose of completion of the Apartment(s) and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale obtaining occupation certificate / completion certificate for the building(s) / Wing(s)/ Layout plotted development from the **PIMPRI CHINCHWAD 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. 6,60,05,504 /- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of input materials/services and unit cost of these items.

5. The Balance cost of Completion of the Civil, MEP and Allied works required for the purpose of completion of the Apartment(s) and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale of the project is estimated at Rs 63,39,94,496/- (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied works required for the purpose of completion of the Apartment(s) and proportionate completion of internal & external works of the project as per specifications 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 A

Building /Wing /Layout Plotted Development bearing Number _____ or called _____
(to be prepared separately for each Building /Wing /Layout Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing /Layout Plotted Development as on date of Registration is	Rs. 60,00,00,000 /-
2	Cost incurred as on date of certificate	Rs. 6,60,05,504 /-
3	Work done in Percentage (as Percentage of the estimated cost)	11.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 53,39,94,496/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	Rs. 000 /-

TABLE B

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	Rs. 10,00,00,000 /-
2	Cost incurred as on date of Certificate	Rs. 000 /-
3	Work done in Percentage (as Percentage of the estimated cost)	00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 10,00,00,000 /-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table-C)	Rs. _____ /-

Yours Faithfully

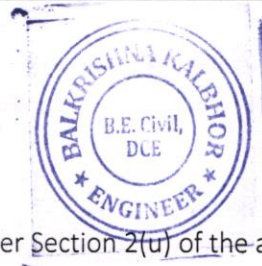
Mr. Balkrishna Ramdas Kalbhor

Signature of Engineer

(Not Less than Bachelor's Degree holder or equivalent as per Section 2(u) of the act)

Local Authority license no. (if applicable)

Date: 31.12.2025



Agreed and accepted by:

Signature of Promoter

Name: Mr. Jigarr J Vyass

Date: 31.12.2025



*** Note**

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time as per specification mentioned in Agreement to 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 (4) may vary from difference between Total estimated cost (1) and actual cost incurred (2) due to deviation in quantity required/escalation of the cost etc. As this is estimated cost, any derivation in quantity required for development for real estate project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive.
6. Please specify if there are any deviations/qualifications. Examples: Any deviations in any input material used from specification in agreement of Sale.

Table C

List of Extra / Additional / Deleted Items Considered in Cost
(which were not part of the original Estimate of Total Cost)

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