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FORM 2

[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account – Project wise)

Date: 25th January 2021

To
Vardan Buildcon
Plot No 212, Bajaj Nagar
Nagpur 4400010

Subject: Certificate of Cost Incurred for Development of "Prerna Orbit" [Maha RERA No. P50500023320] for the Construction of One Residential Building of the M/s VardanBuildcon situated on the Amalgamated Plot No. 89 admeasuring about 139.293 sq. mtrs., Plot No. 90, admeasuring 139.354 sq. mts., Plot No. 111 admeasuring about 139.354 sq. mtrs. and Plot No. 112, admeasuring 139.354 sq. mts. (total admeasuring for all Plots is 557.355 Sq.Mtrs- as per Amalgamation Letter) being a portion of entire land bearing Khasra No. 137/2 and 137/4, P. H. No. 7, Sheet No. 61/II, City Survey No. 49 of MouzaDabha, situated in the layout of MurarkaShivhare Housing Complex Private Limited, in Ward No. 68, within the limits of Nagpur Municipal Corporation & Nagpur Improvement Trust, Nagpur, Tahsil& District – Nagpur demarcated by its boundaries as below, being developed by M/s VardanBuildcon

Demarcated by its boundaries (latitude and longitude of the end points)

On the East : Plot No.88 and 113
On the West : Plot no. 91 and 110
On the North : Road
On the South : Road

Sir,

I / We have undertaken assignment as certifying Estimated Cost for the subject Real Estate Project named Prerna Orbit registered under MahaRERA, beingsituated on the Amalgamated Plot No. 89 admeasuring about 139.293 sq. mtrs., Plot No. 90, admeasuring 139.354 sq. mts., Plot No. 111 admeasuring about 139.354 sq. mtrs. and Plot No. 112, admeasuring 139.354 sq. mts. (total admeasuring for all Plots is 557.355 Sq.Mtrs- as per Amalgamation Letter) being a portion of entire land bearing Khasra No. 137/2 and 137/4, P. H. No. 7, Sheet No. 61/II, City Survey No. 49 of MouzaDabha, situated in the layout of MurarkaShivhare Housing Complex Private Limited, in Ward No. 68, within the limits of Nagpur Municipal Corporation & Nagpur Improvement Trust, Nagpur, Tahsil& District – Nagpur demarcated by its boundaries as below, being developed by M/s VardanBuildcon

On the East : Plot No.88 and 113
On the West : Plot no. 91 and 110
On the North : Road
On the South : Road

1. Following technical professionals are appointed by Owner/Promoter:- (as applicable)
(i) Shri LokeshKadu (Emanale Design) as L.S. / Architect
(ii) Aaj Engineers and Consultants Pvt. Ltd. as Structural Consultant
(iii) Shri Deepak Barbatkar as a Site Supervisor.

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(s) 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 us, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We Estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs 2,00,20,600 (Total of Table A & 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 being the Planning Authority under whose

jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at 39,57,900/- (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(s) of the subject project to obtain Occupation Certifcate / Completion Certificate from Nagpur Improvement Trust (Planning Authority) is estimated at Rs 1,17,50,263.00 (Total of Table A & 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/Wing bearing Number 01 or called Prerna orbit

(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 31.10.2019 date of Registration is	15708163.00
2	Cost incurred as on 31.12.2020	3957900.00
3	Work done in Percentage (as Percentage of the estimated cost)	25.20%
4	Balance Cost to be Incurred (Based on Estimated Cost)	11750263.00
5	Cost Incurred on Additional/Extra Items as on 31.12.2020 not included in the Estimated Cost (Table –C)	0.00

Table - B

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

Sr. No	Common areas and Facilities Amenities	Amount (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31st October 2019 date of Registration is	4312437.00
2	Cost incurred as on 31st December, 2021 [based on estimated cost]	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	4312437.00

5	Cost Incurred on Additional/Extra Items as on 31st December, 2021 not included in the Estimated Cost (Table –C)	0.00

Yours Faithfully,

Signature of the Engineer

Nilesh Mahajan

(License No .....)

Table – C [NIL]

List of Extra/Additional Items executed with Cost

(Which were not part of the original Estimate of Total Cost)

Sr. No.	Items	Cost
1	<Item 1>	
2	<Insert items here>	