

**FORM-2**

**ENGINEER'S CERTIFICATE**

Date: 31 July 2021

To;

M/s VGS Properties

C/o Axon House , Plot No. 243 , Chatrapati Nagar ,  
Behind Chatrapati Hall, Offside Wardha Road , Nagpur  
Nagpur - 440015.

**Subject:** Certificate of Cost Incurred for Development of Residential Layout on Land bearing Kh. No. 24/1,24/B/3,41/1,41/3,42,43/1,46, P.H.No. 6, Mouza : Pendhri(Rithi) , Tah: Hingna & Dist: Nagpur , to be Known as " UNIQUE VALUES ", whose Development work in Progress on Land demarcated by its boundaries having cordinates NL 21°8'3.4378", EL 78°55'15.12521" & bounded as , North by Nallah, Kh.No.23 of Mouza: Pendhari(Rithi) , East by 60.00 mtr wide Road., West Kh.No 173 & 155 of Mouza: Gondkhairi & South by - Kh No.43, 45 of Mouza: Pendhari (Rithi) Mouza : Pendhri(Rithi) , Tah: Hingna & Dist: Nagpur, admeasuring (62,900.00 sq.mts.) of area being developed by M/s VGS Properties .

**Ref: RERA Registration Number :P50500028849**

Sir,

I Mahendra S. Bhandari have undertaken assignment of certifying Estimate Cost for the Subject Real Estate Project proposed to be registered under RERA, being Residential Layout on Land bearing . Kh. No. 24/1,24/B/3,41/1,41/3,42,43/1,46, P.H.No. 6, Mouza : Pendhri(Rithi) , Tah: Hingna & Dist: Nagpur , whose Development work in Progress , admeasuring (62,900.00 sq.mts.) of area being developed by M/s VGS Properties

Mahendra S. Bhandari  
B. E. (Civl), M.I.E., F.I.V.  
Chartered Engineer & Valuer  
Govt. Registered under CAT No. 1 of 2009  
MREGS-475 N.L.R. 2181, 21135/74-B, P.18383  
Cell No. 9922729541, 9921546728  
Mo. No. 9176925400

1. Following technical professionals are appointed by Owner / Promoter :-

(i) Shri Umesh Lange Architect ;

(ii) Shri Akshay Mul as 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 calculation are based on the Drawings/plans made available to us for the project under entire work 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 Development of said Layout of the aforesaid project under reference as Rs 660.00 Lacs . 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 commencement of project is being implemented.

4. The Estimated Cost Incurred till date is calculated at 0.00 Lacs 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) /Development of Layout of the subject project to obtain Occupation Certificate / Completion Certificate from NAGPUR IMPROVEMENT TRUST/NMRDA (planning Authority) is estimated at Rs 660.00 Lacs

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

**Mahendra S. Bhandari**  
B. E. (Civil), M. E., F. I. V.  
Chartered Engr. Ph. No. 9370928968 Consulting Engr.  
Govt. Registered V. No. CAT-I-101 of 2009  
NMC/L-408, N.I.T.-2187, M-135774-8, F-18383  
Cell No. 9922729541, 9921546726  
Ph No. 9370928968

**TABLE A**

| Sr. No. | Particulars                                                                                                                                   | Amounts         |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 1       | Total Estimated cost of the Development of said Residential Layout "UNIQUE VALUES" as on 31.07.2021<br><br>date of Registration is 05.04.2021 | Rs. 660.00 Lacs |
| 2       | Cost incurred as on 31.07.2021<br><br>(based on the Estimated cost )                                                                          | Rs. 0.00 Lacs   |
| 3       | Work done in Percentage<br><br>(as Percentage of the estimated cost )                                                                         | 0.00%           |
| 4       | Balance Cost to be Incurred<br><br>(Based on Estimated Cost)                                                                                  | 660.00 Lacs     |
| 5       | Cost Incurred on Additional /Extra Items as on date not included in the Estimated Cost (Annexure A)                                           | Rs. Nil         |

**Mahendra S. Bhandari**  
 B. E. (Civil), M.E., P.T.K.  
 Chartered Engr. Planner & Consulting Engr.  
 Govt. Registered Valuer CAT-I-101 of 2009  
 NMC/L-158, N.L.T.L-2187, M-135774-8, F-18383  
 Cell No. 9922729541, 9921546726  
 Ph. No. 9370928958

**TABLE B (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 31.07.2021<br><br>date of Registration is | Rs. 660.00 Lacs |
| 2      | Cost incurred as on 31.07.2021<br><br>(based on the Estimated cost )                                                                                                 | Rs. 0.00 Lacs   |
| 3      | Work done in Percentage<br><br>(as Percentage of the estimated cost )                                                                                                | 0.00%           |
| 4      | Balance Cost to be Incurred<br><br>(Based on Estimated Cost)                                                                                                         | 660.00 Lacs     |
| 5      | Cost Incurred on Additional /Extra Items as on date not included in the Estimated Cost<br><br>(Annexure A)                                                           | Rs. NIL         |

**Yours Faithfully**

**Mahendra S. Bhardwaj**  
 B. E. (Civil), M. E. (Civil)  
 Chartered Engr. Planner & Consulting Engr.  
 Govt. Registered Valuer CAT-101 of 2009  
 NMCA-432, NIT/L-2182, M-135774-8, F-18383  
 Cell No. 9922729541, 9921546726  
 Ph. No. 9370926960