

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 bank Account)

[For Quarter ended on 31st March, 2022]

Date: 11th July, 2022

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 Unique value having Maha RERA Registration Number P50500028849 being Developed by M/s VGS properties.

Sir,

1. Certificate of Cost Incurred for Development of Layout / Project to be known as < UNIQUE VALUES > 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 & 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 . having MahaRERA Registration Number P50500028849 being Developed by M/s VGS properties.

Mahendra S. Bhandari
B.E. (Civil), M.I.E., F.I.V.
Chartered Engr. Planner & Consulting Engr.
Govt. Registered Valuer CAT-I-101 of 2009
NMC/L-496, N.I.I./L-2187, M-135774-8, F:18383
Cell No. 9922729541, 9921546726
Ph. No.: 9370928960

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 calculation are based on the drawings/plan 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 – Shri Nilesh Godbole 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 analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at Rs. 7,53,80,000.00/- (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 and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s) / Wing(s) / Layout / Plotted Development from the N.M.R.D.A. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated as Rs. 1,55,00,000/- (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 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. 5,98,80,000/- (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 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.I.E., F.I.C.E.
Chartered Engr. Planner & Consulting Engr.
Govt. Registered Valuer CAT-1-101 of 2009
NMC/L-498, N.I.T./L-2187, M-135774-8, F-18383
Cell No. 9822729541, 9921546726
Ph. No.: 9370928960

Table A

Building / Wing / Layout / Plotted Development bearing Number Project to be known as
 < UNIQUE VALUES > 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 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 date of Registration is	N.A.
2.	Cost incurred as on date of certificate	N.A.
3.	Work done in Percentage (as Percentage of the estimated cost)	N.A.
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	N.A.
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	N.A.

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 and External Development Works including amenities and Facilities in the layout as on date of Registration is	7,53,80,000.00/-
2.	Cost incurred as on date of certificate	1,55,00,000.00/-
3.	Work done in Percentage (as Percentage of the estimated cost)	20.56%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	5,98,80,000.00/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	NA

Yours Faithfully,

MAHENDRA S BHANDARI

Mahendra S. Bhandari
 B.E. (Civil), M.I.E., F.I.V.
 Chartered Engr. Planner & Consulting Engr.
 Govt. Registered Valuer CAT-1 of 2009
 NMC/L-498, N.I.T./L-2187, M-135774-8, F:18383
 Cell No. 922729541, 9921546726
 Ph. No.: 9370928960

[Not Less than Bachelor's Degree Holder or equivalent as per Section 2(u) of the Act]

Local Authority license no. ----- (if applicable)

Table A

Building / Wing / Layout / Plotted Development bearing Number Project to be known as
 < UNIQUE VALUES > 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 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 date of Registration is	N.A.
2.	Cost incurred as on date of certificate	N.A.
3.	Work done in Percentage (as Percentage of the estimated cost)	N.A.
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	N.A.
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	N.A.

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 and External Development Works including amenities and Facilities in the layout as on date of Registration is	7,53,80,000.00/-
2.	Cost incurred as on date of certificate	1,55,00,000.00/-
3.	Work done in Percentage (as Percentage of the estimated cost)	20.56%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	5,98,80,000.00/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	NA

Yours Faithfully,

MAHENDRA S BHANDARI

Mahendra S. Bhandari
 B.E. (Civil), M.I.E., F.I.V.
 Chartered Engr. Planner & Consulting Engr.
 Govt. Registered Valuer, CAT-1 of 2009
 NMC/L-498, N.I.T./L-2187, M-135774-8, F:18383
 Cell No. 922729541, 9921546726
 Ph. No.: 9370928960

[Not Less than Bachelor's Degree Holder or equivalent as per Section 2(u) of the Act]

Local Authority license no. ----- (if applicable)