MAHENDRA S. BHANDARI
B.E. (CIVIL) M.I.E., F.I.V.
CONSULTING ENGINEER • GOVT. REGISTERED • VALUER CHARTERED ENGINEER • PLANNER
Resi. & Office : Plot No. 173, 4th Floor, "Shivprasad Apartment", Shree Nagar, Nagpur - 440015
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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 bank Account)

[For Quarter ended on 30th September , 2022]

Date: 12th October , 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 P50500028849being 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 P50500028849being 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-498, N.I.T./L-2187, M-135774-3, F:18383
Cell No.: 9922729541, 9921546726
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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/-
2.	Cost incurred as on date of certificate	3,61,63,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	47.97%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	3,92,17,000/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	NA

Yours Faithfully,

MAHENDRA S BHANDARI

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

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

Agreed and Accepted by V G. S. Properties

Signature of Promoter

Name :

Partner

Date : 14/10/22

Note :

1. The scope of work is to complete Registered Real Estate Project as per drawing approved from time to time and as per specification mentioned in agreement of 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 same 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 very from Difference between Total estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an estimated cost. Any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.

4. All components of work with specifications are indicative and not exhaustive,

5. Please specify if there are any deviation / qualification, Example: Any deviation in 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.	--	--

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