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
Mo. : 9922729541 E-mil : mahendrabhandari15@gmail.com

FORM 2

[See Regulation 3]

ENGINEER'S CERTIFICATE

Date: 07/10/2023

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. I, Mahendra S Bhandari have undertaken assignment of certifying Estimated 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 , & 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.

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 wok as calculated by –

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-486, N.I.T./L-2187, M-135774-8, F:18383
Cell No. 9822729541, 9921546726
Ph. No.: 9370928960

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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 Revised Estimated Cost of completion of the aforesaid project under reference at Rs. 9,85,70,000/- (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 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 Buildng(s) / Wing(s) / Layout / Plotted Development form 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. 9,71,30,000/-((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 dale, of the Project is estimated at Rs. 14,40,000/- (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:

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.

Mahendra S. Bhandari
B.E. (Civil), M.I.E., F.I.V.
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Table = B

Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amount (In Rs.)
1.	Total revised Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	9,85,70,000/-
2.	Cost incurred as on date of certificate	9,71,30,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	98.54%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	14,40,000/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	NA

Yours Faithfully,

Mahendra S. Bhanushali
B.E. (Civil), M.I.E., F.I.V.
Chartered Engr. Valuer & Consulting Engr.
Govt. Registered Valuer CAT.I-101 of 2009
NMC/L-498, H.T.T./L-2107, M-135774-8, F:16383
Cell No. 9922729841, 9921546726
Ph. No.: 9370928960

Signature& Name with stamp of engineer

Agreed and Accepted by :

Signature of Promoter

Name : Vyankatesh Kunawar

Date : 12/02/2025

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