

**S M CONSTUCTION**  
TRIMURTI NAGAR, NAGPUR-22  
PAN NO. ANMPM4033C

**MOB NO. 8087740142**

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 30<sup>th</sup> June, 2024]

Date: 20<sup>th</sup> July, 2024

To  
M/s VED Realtors,  
Plot no. 10, Manohar Apartment,  
Modern Society, Chattrapati nagar, Nagpur-440015

Subject: Certificate of Cost Incurred for Development of VED Nagari having Maha RERA Registration Number P50500031645 being Developed by M/s VED Realtors.

Sir,

1. I Suresh Moon have undertaken assignment of Certifying Estimated Cost for VED Nagari having MahaRERA Registration Number P50500031645 being Developed by M/s VED Realtors.
2. We have estimated the cost of Civil, MEP and Allied Works required for completion of the apartments & proportionate completion of internal & external works of the Project as per the specifications mentioned in the Agreement of Sale. Our estimated cost calculations are based on the Drawings/Plans made available to us for the Project under Reference by the Developers / Consultants. The Schedule of Items & Quantity required for the entire work as calculated by Shri ..... Quantity Surveyor\* appointed by the Developer/Engineer, the assumption of the

cost of material, labour & other inputs made by the Developer, and the Site Inspection carried out by us to ascertain / confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid Project mentioned under reference at Rs. 3,25,00,000.00/- (Total of Table A & B) at the time of Registration. The estimated Total Cost of Project is with reference to the Civil, MEP & Allied Works completion of the apartments & proportionate completion of internal & external works, as per the specifications mentioned in the Agreement of Sale & for the purpose of obtaining Occupation Certificate / Completion Certificate for the Building(s) / Wing(s) / Layout / Plotted Development from the NMRDA being the Planning Authority under whose jurisdiction the aforesaid Project is being implemented.
4. The Estimated Cost incurred till date is calculates to Rs. 2,49,37,300.00/-(Total of Table A & B). The Amount of Estimated Cost Incurred is calculated on the basis of input materials / services used & unit cost of these items.
5. The Balance Cost of completion of the Civil, MEP & Allied Works for completion of Apartments & proportionate completion of internal & external works, as per specifications mentioned in Agreement of Sale, of the aforesaid Project is estimated at Rs. 75,62,700.00/- (Total of Table A & B).
6. I Certify that the cost of Civil, MEP & Allied Work for apartments & proportionate internal & external works, as per the specifications mentioned in Agreement of Sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A & B below:

**TABLE – A- Not Applicable**

Building / Wing / Layout / Plotted Development bearing Number ... or called ..... (to be prepared separately of each Building / Wing / Layout / Plotted Development of the Real Estate Project)

| S. No. | Particulars                                                                                          | Amount (in Rs.) |
|--------|------------------------------------------------------------------------------------------------------|-----------------|
| 1.     | Total Estimated Cost of Building / Wing / Layout / Plotted Development as on date of Registration is |                 |
| 2.     | Cost incurred as on date of Certificate                                                              |                 |
| 3.     | Work Done in Percentage (as Percentage of Estimated Cost)                                            |                 |
| 4.     | Balance Cost to be incurred ** ((based on Estimated Cost)                                            |                 |
| 5.     | Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)               |                 |

**TABLE – B**  
Internal & External Development Works in respect of Registered Phase

| S. No. | Particulars                                                                                                                                | Amount (in Rs.)  |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 1.     | Total Estimated Cost of Internal & External Development Works including amenities & facilities in the Layout as on date of Registration is | 3,25,00,000.00/- |
| 2.     | Cost incurred as on date of Certificate                                                                                                    | 2,49,37,300.00/- |
| 3.     | Work Done in Percentage (as Percentage of Estimated Cost)                                                                                  | 76.73%           |
| 4.     | Balance Cost to be incurred ** ((based on Estimated Cost)                                                                                  | 75,62,700.00/-   |
| 5.     | Cost incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)                                                     | NA               |

Yours faithfully,  
  
 Signature & Name with Stamp of Engineer

Local Authority License Number (if applicable)

Agreed & Accepted by:

  
 Signature of Promoter  
 Name: Mr. Dhiraj Jaiswal  
 Date: 20/07/2024

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time as per specifications mentioned in the Agreement to Sale.