FORM-2

ENGINEER'S CERTIFICATE

Date. 18/07/2023

To,
Viraj One,
4th Floor, Divine Tej, Near Croma Showroom,
Thatte Nagar,
Nashik – 422005.

Subject: Certificate of cost incurred for development of **Viraj One** having MahaRERA registration Number **P50500049689** being developed by **Viraj One**.

Sir,

1. I Er. Tushar Y. Gaikwad have undertaken assignment of certifying Estimated Cost for Viraj One having MahaRERA Registration Number **P50500049689** being developed by **Viraj One**.

2. We have estimated the cost of Civil, MEP and Allied works required for completion of the apartment and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings/ plans 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 Mr. Avinash Dabhade 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 above analysis given to us.

We estimate Total Estimated Cost of completion of the aforesaid project under reference as Rs 1,75,00,000/- (in words One Crores Seventy Five Lacs Only). (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 completed of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtained occupation certificate/completion certificate for the Buildings/Wing(s)/Layout/Plotted Development from the Nagpur Metropolitan Regional Development Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3.The Estimated Cost Incurred till 30/06/2023 is calculated at Rs 1,10,00,000.00/-. The amount of Estimated Cost Incurred is calculated on the basis of input materials/services used and unit cost of these items.

4.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. 65,00,000.00/-.

5.I certify that the Cost of the Civil, MEP and allied work for the apartment 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

Buiding/Wing/Layout/Plotted Development bearing Number Sr.no. 61/R/1 to R/5 at Shankarpur, Nagpur (Rural), 441108.

Layout cost

Sr. No	**Particulars** **(2)**	**Amount** **(3)**
1	Total Estimated cost of the Building A as on 30/06/2023	1,30,00,000.00/-
2	Cost incurred as on 30/06/2023 (Based on estimated cost)	1,10,00,000.00/-
3	Work done in Percentage (as Percentage of the estimated cost)	84.62%
4	Balance Cost to be Incurred (Based on Estimated Cost)	20,00,000.00/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	00.00/-

TABLE B

Internal & External Development works in respect to the registered phase

Sr. No	Particulars (2)	Amount (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30/06/2023	45,00,000.00/-
2	Cost incurred as on 30/06/2023 (Based on estimated cost)	00-00/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	45,00,000.00/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	00-00/-

Yours Faithfully.

Er. TUSAHR Y. GAIKWAD

Signature & Name

Agreed and Accepted by:

VIRAJ ONE

Partner Partner

Signature of Promoter:

Name: Rajendra Kisan Wankhede & Vilas Nilkanth Patil

Date: 18/07/2023

Note:

1. The scope of work is to Complete Registered Real Estate Project as per drawings approved from time to time and as per specifications 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 name 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 vary 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 deviations/Qualifications. Example: Any Deviations in input material used from specifications in agreement of sale.

Table C

List of Extra/Additional/Deleted Items Considered in Cost

Sr.No.	List of Extra/Additional/Deleted Items	Amount (In Rs.)
1.	-	-
2.	-	-

(Which were not part of the original Estimate of Total Cost)

Annexure A

List of Extra/Additional Items executed with Cost

(which were not part of the original Estimate of Total Cost)