VIGHNAHARTA
CONSULTING ENGINEERS

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Ref. No.: SSR/23-24/08/06

Date: 08.08.2023

FORM-2 (See Regulation 3)

ENGINRER'S CERTIFICATE

To
M/s. BVN Constro Ventures LLP,
Nagpur. 440034

Subject: Certificate of Cost Incurred for Development of **VRINDAVAN ESTATE, having MAHARERA Registration Number New Application** (Only Applicable after Project Registration) being developed by M/s. BVN Constro Ventures LLP.

Sir,

I Satish Raipure, Prop. M/s. Vighnaharta Consulting Engineers, Nagpur, **Consulting Engineer** have undertaken assignment of certifying estimated cost for Construction of Proposed Residential Row Houses on Plot No. 02, Situated at Kh. No. 168/2, PH No. 38, Mouza – Pipla, Tah. – Nagpur [Gramin], having MahaRERA Registration Number New Apllication (Only Applicable after Project Registration) being developed by M/s. BVN Constro Ventures LLP.

2. We have estimated the cost CIVIL, MEP and other 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 calculations are based on the Drawings/ plans made available to us for the project under reference by the Developers/ Consultants. The schedule of items and quantity required for the entire work as calculated by M/s. Vighnaharta Consulting Engineers, Nagpur, Quantity Surveyor appointed by the Developer/ Engineer, and the assumption of the cost of material labour and other inputs made by developers, 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 under reference as **Rs.8,56,40,510.00** (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 and external works, as per specification mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the Building (s)/Wings (s)/Layout/ Plotted Development from the Nagar Panchyat at Besa-Pipla, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs Nil (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input material/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 and external works, as per specification mentioned in agreement of sale of the Project is estimated at **Rs. 8,56,40,510.00** (Total of Table A and B).

SATISH RAIPURE
STATE/R/2023
APL/04675
STRUCTURAL ENGINEER

6. Certify that the cost of Civil, MEP and allied work for the apartments proportionate internal and external works, as per specification mentioned in agreement of sale of the aforesaid Project as completed on the date of his certificate is as given in Table A & B below:

TABLE-A

Building No N.A.

Sr. No	Particulars	Amount (In Rs.)
1	Total Estimated cost of the project as on date of Registration	78519000.00
2	Cost Incurred as on date of certificate	0.00
3	Work done in percentages (as Percentage of the Estimated Cost)	0.00
4	Balance Cost to be Incurred (based on the Estimated Cost)	78519000.00
5	Cost Incurred on Additional /Extra Items not included in the estimated cost (Table C)	0.00

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 & External Development Works including amenities and Facilities in the layout as on date of Registration is	7,121,510.00
2	Cost Incurred as on date of certificate	Nil
3	Work done in Percentage (as percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on the Estimated Cost)	7,121,510.00
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table C)	0.00

Yours Faithfully,

For M/s. Vighnaharta Consulting Engineers,

(Satish Raipure)

SATISH RAIPURE STATE /R/ 2023 APL / 04675 STRUCTURAL ENGINEER

Agreed and Accepted by:

BVN CONSTRO VENTURES LLP

Signature of Promoter

Name:

Date: