VIGHNAHARTA
CONSULTING ENGINEERS

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Ref. No.: SSR/24-25/01/31

Date: 22-01-2025

FORM-2 (See Regulation 3)

ENGINRER'S CERTIFICATE
For the period ended on 31st December 2024

To
The Designated Partner
M/s BVN Constro Ventures LLP
Nagpur

Subject: Certificate of Percentage of Completion of Construction Work of **"VRINDAVAN ESTATE PHASE II"** having MahaRERA Registration Number **P50500053404** (Only Applicable after Project Registration) being developed by **M/s BVN CONSTRO VENTURES LLP**

Sir,

I **Satish Raipure, Consulting Engineer** have undertaken assignment of certifying estimated cost for **"VRINDAVAN ESTATE PHASE II"** having MahaRERA Registration Number **P50500053404** (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 01 Quantity Surveyor* appointed by the Developer/ Engineer, and the assumption of the cost of material labor 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. **25,05,76,635/-** (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 Panchayat, Besa Pipla** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till 31-12-2024 is calculated at Rs **7,14,12,703**/- (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 17,91,63,932/-** (Total of Table A and B).

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

6. Certify that the cost of Civil, MEP and allied work for the apartments is 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 - Total Cost

Sr. No	Particulars	Amount (In Rs.)
1	Total Estimated cost of the project as on date of Registration	250,576,635.00
2	Cost Incurred as on 31-12-2024	71,412,703.00
3	Work done in percentages (as Percentage of the Estimated Cost)	28.50
4	Balance Cost to be Incurred (based on the Estimated Cost)	179,163,932.00
5	Cost Incurred on Additional /Extra Items not included in the estimated cost (Table C)	-

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	-
2	Cost Incurred as on 31-12-2024	-
3	Work done in Percentage (as percentage of the estimated cost)	-
4	Balance Cost to be Incurred (Based on the Estimated Cost)	-
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table C)	0.00

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		

Yours Faithfully,

Signature of Engineer

SATISH RAIPURE STATE IRJ 2023 APL / 04675 STRUCTURAL ENGINEER

SATISH RAIPURE

Agreed and Accepted by:

BVN CONSTRO VENTURES LLP

Signature of Promoter Partner

Name: **Mr Parag Saraf**

Date: