

RAJEEV RANJAN
Geeta Nagar, Phase-V, Flat No. B/102, Mira Road-East, Thane-401107

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 Account – Project wise)

To

Date: 9th Feb, 2024

M/s. Veena Developers,
Shop No.2, Nikunj Signature,
Manav Mandir, Ambadi Road,
Vasai (West), Palghar – 401 202.

Subject: Certificate of Cost incurred for Development of the Project – "**Veena Synergy**" (Wing A, B and C) having Maha RERA Registration Number P51800049356 being developed by **M/s. Veena Developers** situated at village Mogra, Taluka Andheri, in the registration District and Sub-District of Mumbai City and Mumbai Suburban having CTS No. 424 & 424/1 to 33, S No. 35, H No. 2, S. No. 37, H No. 1 & 2, S. No. 43, H. No. 6(P)

Sir,

1. I / We, Rajeev Ranjan have undertaken assignment of certifying Estimated Cost for the Project – **Veena Synergy** on Wing A, B, & C Wing having Maha RERA Registration Number P51800049356 being developed by **M/s.Veena Developers**
2. We have estimated the cost of the Civil, MEP and Allied works 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 and Consultants. The Schedule of items and quantity for the entire work as calculated by me and 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 to ascertain / confirm the above analysis given to us.
3. We estimate Total Estimated Cost for IOD approved area of the aforesaid Project under reference as Rs. **51,40,64,181/-** (Rupees Fifty One Crore Forty



Lakhs Sixty Four Thousand One Hundred & Eighty One 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 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 Building(s)/Wing(S)/Layout / plotted Development from the Municipal Corporation of Greater Mumbai (MCGM) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs 5,90,77,514/-** (Rupees Five Crore Ninety Lakhs Seventy Seven Thousand Five Hundred & Fourteen Only) (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 sale, of the Project is estimated **Rs.45,49,86,668/-** (Rupees Forty Five Crore Forty Nine Lakhs Eighty Six Thousand Six Hundred & Sixty Eight Only) (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

Wing A, Wing B & Wing C of Veena Synergy

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Wing-A, B & C Wing as on Date of Registration is 07/02/2023	399,524,692
2	Cost incurred as on 31/12/2023 Registration (based on the Estimated cost)	51,080,112
3	Work done as in Percentage (as Percentage of the estimated cost)	12.79%
4	Balance Cost to be Incurred (Based on Estimated Cost)	348,444,581
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	NIL

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TABLE-B
(Internal & External Development Works in Respect
of the Registered Phase)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and facilities in the Layout as on date of Registration is 07/02/2023	114,539,489
2	Cost incurred as on 31/12/2023 (based on the Estimated cost)	7,997,402
3	Work done in Percentage (as Percentage of the estimated cost)	6.98%
4	Balance Cost to be Incurred (Based on Estimated Cost)	106,542,087
5	Cost Incurred on Additional /Extra Items as on Registration not included in the Estimated Cost (Annexure B)	Rs. NIL

Yours Faithfully

Rajeev Ranjan
Signature
License No.- R/141/SS-1

Agreed & Accepted by



Nikunj Sanghavi
Signature of Promoter
Nikunj Sanghavi

*** Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. 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.

5. All components of work with specifications are indicative and not exhaustive.
6. 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
(Which were not part of the Original Estimate of Total Cost)**

Sr. No	List of Extra / Additional / Deleted Items	Amount (In Rs.)
1.		
2.		
3.		