

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: 26/04/2021

M/s. V. D. Infratech Private Limited,
Office No 1, 2 & 3,
Opp. Kamla Vihar Sports,
Borivali (West)
Mumbai-400 092

Subject: Certificate of Percentage of Completion of construction work of the Project - Veena Smart Homes comprising of Wing A & Wing B (Maha RERA Registration Number.....), situated on the CTS No 3/A/1(PT) of Village Charkop, Babrekar Nagar, Kandivali (West), Mumbai, Maharashtra-400067.

Sir,

I, Rajeev Ranjan have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Veena Smart Homes comprising of Wing A & Wing B, situated on the CTS No 3/A/1(PT) of Village Charkop, Babrekar Nagar, Kandivali (West), Mumbai, Maharashtra-400067.

1. Following technical professionals are appointed by Owner / Promoter: -

- a. Ar. Jitendra Patel as Liaisoning Architect
- b. Ar. Kaushik Patel as Design Architect
- c. Mr. Hiren Tanna as Structural Consultant
- d. Mr. Rajeev Ranjan Site Supervisor

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the



- project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants.
3. 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.
 4. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 66,57,41,863/- (Rupees Sixty Six Crore Fifty Seven Lakh Forty One Thousand Eight Hundred Sixty Three Only) (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate / completion certificate for the building(s) from the Municipal Corporation of Grater Mumbai (MCGM) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
 5. 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 base of amount of Total Estimated Cost.
 6. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from Municipal Corporation of Grater Mumbai (MCGM) (planning Authority) is estimated at Rs. 66,57,41,863/- (Rupees Sixty Six Crore Fifty Seven Lakh Forty One Thousand Eight Hundred Sixty Three Only) (Total of Table A and B).
 7. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE-A
Wing-A of Veena Smart Homes

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the Wing-A as on Date of Registration is	Rs. 19,83,81,860/-
2.	Cost incurred as on 15/04/2021 (based on the Estimated cost)	Rs. NIL
3.	Work done as in Percentage (as Percentage of the estimated cost)	0 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 19,83,81,860/-
5.	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. NIL



TABLE-A
Wing-B Sale of Veena Smart Homes

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the Wing-B as on dated of Registration is	Rs. 22,87,77,746/-
2.	Cost incurred as on 15/04/2021 (based on the Estimated cost)	Rs. NIL
3.	Work done as in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 22,87,77,746/-
5.	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. NIL

TABLE-A
Rehab of Veena Smart Homes

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the Rehab bldg. as on dated of Registration is	Rs. 21,46,41,136/-
2.	Cost incurred as on 15/04/2021 (based on the Estimated cost)	Rs. NIL
3.	Work done as in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. . 21,46,41,136/-
5.	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. NIL

TABLE-B (Sale)
(To be prepared for the entire registered phase of the Real Estate Project)

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	Rs. 1,48,35,635/-
2.	Cost incurred as on 15/04/2021 (based on the Estimated cost)	Rs. NIL
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,48,35,635/-
5.	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. NIL



TABLE-B (Rehab)**(To be prepared for the entire registered phase of the Real Estate Project)**

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	Rs. 91,05,486/-
2.	Cost incurred as on 13/11/2020 (based on the Estimated cost)	Rs. NIL
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 91,05,486/-
5.	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. NIL

Yours Faithfully

Rajeev Ranjan

Signature

LICENSE NO:- R/141/SS-1

*** 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 specification.