

Form – 2

[See Regulation 3]

Engineer's Certificate

To,

Date: 06/01/2023

VM Real Tech LLP
401, Eden Hall,
Model Colony,
Shivajinagar, Pune-411016.

Subject : Certificate of cost incurred for development and Construction of **VERISTA**
(MahaRERA Registration **Number P52100047130**) situated on the Plot bearing survey No.
83/10 demarcated by its boundaries

North: 9 M Wide Road

South: 6 M Wide Road

East: Final Plot No. 83-9

West: Final Plot No. 83-11

Village Pune (M Corp.) Erandwane, Pune. 411004 admeasuring 1052 sq. mts. area being
developed by Promoter **VM Real Tech LLP**.

Ref.: MahaRERA Registration Application

Sir,

I Machhindranath Shirsath have undertaken assignment of certifying Estimated cost for the
said real estate project having MahaRERA Registration Number **P52100047130** being 1
Building Situated on the Plot bearing survey No. 83/10 of Village Pune
(M Corp.) Erandwane, Pune. 411004 admeasuring 1052 sq. mts. area being developed by
Promoter.

1. Following technical professionals are appointed by owner / promoter:-

- (i) M/s Archmaze Associates as Liasoning architect
- (ii) M/s Advantage Architect as Designing Architect
- (iii) M/s Design Werkz as Structural Consultant

(iv) M/s MEP System Solutions LLP as MEP Consultant

2. We have estimated the cost of the completion to obtain Completion Certificate, of the Civil, MEP and Allied works, of the Building 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 and the schedule of items and quantity required for the entire work as calculated by Machhindranath Shirsath (Engineer) appointed by Developer, and the assumption of the cost of material, labour and other inputs made by the developer, and the site inspection carried out by us.

3. We estimate Total Cost of completion of the Building of the aforesaid project under reference at Rs.13,55,00,000/- (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 complete for the purpose of obtaining completion certificate for the building from the Pune Municipal Corporation (PMC) being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till date is calculated at Rs. 4,73,000/- (Total of Table A and B). The amount of Estimated cost incurred is calculated on the basis of amount of total estimated cost.

5. The balance cost of completion of the Civil, MEP and allied works of the building of the subject project to obtain occupation certificate / completion certificate from Pune Municipal Corporation (PMC) (Planning Authority) is estimated at Rs. 13,50,27,000/- (Total of Table A and B)

6. I certify that the cost of the Civil, MEP and allied works for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE A

Building/Wing bearing Number A

(to be prepared separately for each Building /Wing of the Real Estate Project)

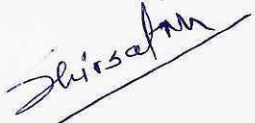
Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on date 31/12/2022 of Registration is	Rs. 13,55,00,000
2.	Cost incurred as on date 31/12/2022 of certificate	Rs. 4,73,000
3.	Work done in Percentage (as Percentage of the estimated cost)	0.34%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 13,50,27,000
5.	Cost Incurred on Additional /Extra Items as on 31/12/2022 not Included in the Estimated Cost (Table - A)	Rs. 0

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 31/12/2022 of Registration is	Rs.0
2.	Cost incurred as on date 31/12/2022 of certificate	Rs.0
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs.0
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	Rs.0

Yours faithfully,


Signature of engineer

(License No.REG/PMC/STE/2139/21)