

DIWAKAR R. PATHAK

Office :- S/3, Pathak Niwas, SPS Marg,
Sarvoday Nagar, Bhandup (W).
Phone No:- 8698033466
Email :- padiwakar@gmail.com

FORM- 2
ENGINEER'S CERTIFICATE

Date: 31/03/2023

To,
The M/s V-Raj Buildcon,
Dhobhighat, Near Saraswat Bank,
KopriColoni, Thane (E)- 400603.

Subject: Certificate of cost incurred for development of Residential Project Name "Viraj Heights" having **MAHARERA REGISTRATION NUMBER P51700018145** area being developed by M/s V-Raj Buildcon

Sir,

1.I/ We Diwakar Pathak have undertaken assignment of certifying Estimated cost of Residential Project Name "Viraj Heights" situated on the land bearing on the Plot bearing Tikka No. 20, C.T.S. No. 1025 A (PT), demarcated by its boundaries Open space to the North. 6.00 mt. wide internal road to the South. Open space to the East. 20.00 mt. wide D.P. road to the West of Division-Konkan, Village- Chendani, Taluka- Thane, District- Thane, PIN- 400603, admeasuring 5850.05 sq. mtr. area being developed by M/s V-Raj Buildcon

2.We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal and external works of the project as per specification 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 Diwakar Pathak quantity Surveyor appointed by Developer / Consulting Engineer, 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.

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3. We estimate Total Estimated Cost of completion of the aforesaid project under reference as Rs. 1,96,00,00,000/- (Total of Table A1, A2 and Table B). The estimated Total Cost of project is with reference to the of Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the Building/wing/Layout/ Plotted Development. Layout from the **THANE MUNICIPAL CORPORATION** being the planning authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 60,04,36,299/- Total of (Table A1, A2 and Table B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of Civil, MEP and allied works for completion of the apartments and proportionate completion of internal and external work as per specifications mentioned in agreement to sale, of the Project is estimated at Rs. 1,35,95.63,701/- (Total of Table A1, A2 and Table B).

6. I certify that the Cost of civil, MEP and allied work for Apartments and proportionate internal and external work, as per specification mentioned in agreement of sale of the aforesaid project as completed on the date of this certificate is as given in Table A1, A2 & B below:-

TABLE- A1

Building/wing/Layout/ Plotted Development bearing Number or called Sale Building
(To be prepared separately for each building/ wing/ Layout/ Plotted Development of real estate project)

Sr.No	Particulars	Amounts
1	Total Estimated cost of the Building/wing/Layout/ Plotted Development as on 31/03/2023 date of Registration is	Rs. <u>103,00,00,000/-</u>
2	Cost incurred as on 31/03/2023 (based on the estimated cost, like NA order and other exp)	Rs. <u>31,50,00,000/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>30.49</u> %
4	Balance Cost to be incurred (Based on estimated cost)	Rs. <u>71,50,00,000/-</u>
5	Cost Incurred on Additional/Extra Items As on 31/03/2023 not included in The Estimated cost (Annexure A)	NA

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TABLE- A2

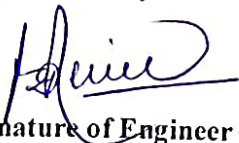
Building/wing/Layout/ Plotted Development bearing Numberor called Rehab Building
(To be prepared separately for each building/ wing/ Layout/ Plotted Development of real estate project)

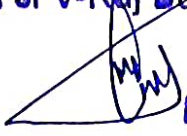
Sr.No	Particulars	Amounts
1	Total Estimated cost of the Building/wing/Layout/ Plotted Development as on 31/03/2023 date of Registration is	Rs. <u>88,00,00,000/-</u>
2	Cost incurred as on 31/03/2023 (based on the estimated cost, like NA order and other exp)	Rs. <u>27,90,13,177/-</u>
3	Work done in Percentage (as Percentage of the estimated cost).	<u>31.70%</u>
4	Balance Cost to be incurred (Based on estimated cost)	Rs. <u>60,09,86,823/-</u>
5	Cost Incurred on Additional/Extra Items As on 31/03/2023 not included in The Estimated cost (Annexure A)	NA

TABLE - B

Sr.No	Particulars	Amounts
1	Total Estimated cost Total Estimated cost of the Building/wing/Layout/ Plotted Development Works including amenities and Facilities in the layout as on 31/03/2023 date of Registration is.	Rs. <u>5,00,00,000/-</u>
2	Cost incurred as on 31/03/2023 (based on the estimated cost)	Rs. <u>64,23,122 /-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>12.85 %</u>
4	Balance Cost to be incurred (Based on estimated cost)	Rs. <u>4,35,76,878/-</u>
5	Cost Incurred on Additional/Extra Items As on 31/03/2023 not included in the Estimated cost (Annexure A).	Rs. <u>0.00 /-</u>

Yours Faithfully


Signature of Engineer
License No. P/465/SS-I

For V-Raj Buildcon

Partner

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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.

Annexure A

List of Extra/Additional Items executed with Cost

(Which were not part of the original Estimate of Total Cost)