

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)**

Date: .

To
VPA Developers
1st Floor Matrubaug, Kala Talav,
Agra Road, Kalyan(w),
421301. Dist. Thane.

Sub: Certificate of Cost Incurred for Development of "Anand 21 Uptown"
having MahaRERA Registration Number P51700048078 dated
08.12.2022 being developed by VPA Developers.

Sir,

1. I R. G. Consultancy Services have undertaken assignment of certifying Estimated Cost for "Anand 21 Uptown" having MahaRERA Registration Number P51700048078 being developed by VPA Developers.
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 specifications mentioned in agreement of sale. Our estimated cost calculation are based on the drawings/plans made available to us for the project under reference by the Developer/ Consultants. The Schedule of items and quantity required for the entire work as calculated by Quantity Surveyor appointed by Developers /Engineer, the assumption of the cost of material, labour and other inputs made by developers and 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 building(s) of the aforesaid project under reference as Rs.31,13,93,100/- (Table A + 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 work, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate/ completion certificate for the Building(s)/ Wing(s), Development from the Kalyan Dombivali 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. 5,66,65,253/-. The amount of Estimated Cost Incurred is calculated on the basis of input materials/services used and unit cost of these items the base of amount of Total Estimated Cost.
5. The Balance cost of Completion of the Civil, MEP and Allied works for the completion of the apartments and proportionate completion of internal and external works as per specifications mentioned in agreement of sale of the project is estimated at Rs.25,47,27,847/-.
6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal and 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

Building called _____

(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 ondate of Registration is	Rs. /-
2	Cost incurred as on (based on the Estimated cost)	Rs. /-
3	Work done in Percentage (as Percentage of the estimated cost)	10%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. /-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table-C)	Rs. ----



TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

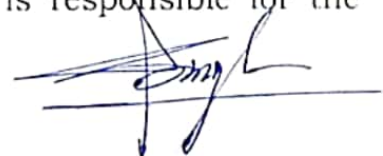
Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on____ date of Registration is	Rs. 31,13,93,100/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 5,66,65,253/-
3	Work done in Percentage (as Percentage of the estimated cost)	10 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.25,47,27,847/-
5	Cost Incurred on Additional /Extra Items as on_____not included in the Estimated Cost (Table -C)	Rs. -----/-

Yours Faithfully

R G Consultancy Services
Mr. Satendra Singh M Gangwar.
Signature of Engineer (License No. 2310200317724385)

Note

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.
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. Balance Cost to be incurred (4) may vary from Difference between Total estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. 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.
4. All components of work with specifications are indicative and not exhaustive.

