

VISHAL NIKAM

B/110 , Jai Ganesh Bhavan, Anand Nagar , Kalwa - East , Thane

FORM-2 [see Regulation 3]
ENGINEER'S CERTIFICATE

Date: 30th September 2023

To,
V City Builders and Developers LLP
10, Jai Amber Co-op Hsg Society Ltd
3rd Liberty Garden
X Lane, Malad - West
Mumbai – 400 064

Subject: Certificate of Cost Incurred for Development of “ Vidyanidhi Building” for Construction of One No. of Building of the of the Project Estella situated on the Plot bearing CTS Nos. **87/B,87/B/1 To 21 of village Malad (North) ,In R/south Ward, At Junction of Mathuradas Road & Bhogilal Fadia Road, Kandivali – West, Mumbai- 400 067** demarcated by its boundary's latitude 19 12 10.53N & Longitude 7250 46.85E to the North, latitude 19 12 11.27N & longitude 72 5046.96E to the South, latitude 19 12 11.46N & longitude 7250 47.04E to the East, latitude 19 12 10.43N & longitude 725048.36E, latitude 19 12 11.43N & longitude 725048.49E to the West of Division R/C village Borivali taluka Borivali West District Mumbai PIN 400091 admeasuring **1371.40 sq.mts.** plot area being developed by V City Builders and Developers LLP

Ref: Maha RERA Registration Number P51800052152

Sir,

I Mr. Vishal Nikam have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being of One No. of Building of the one Phase of the Project situated on the Plot bearing CTS Nos. **87/B,87/B/1 To 21 of village Malad (North) ,In R/south Ward, At Junction of Mathuradas Road & Bhogilal Fadia Road, Kandivali – West, Mumbai- 400 067** admeasuring **1371.40 sq.mts.** area being developed by V CITY BUILDERS AND DEVELOPERS LLP.

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

- (i) Miss. JITU PATEL as L.S.
- (ii) MR. RAMKRISHNA CHAUDHARI Structural Consultant
- (iii) MR. VISHAL NIKAM as Quantity Surveyor

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

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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 for the entire work as

calculated by Mr. VISHAL NIKAM quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 39,35,00,000/-** (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 completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Cost Incurred till date is calculated at **Rs.3,43,70,000/-** (Total of Table A and 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 the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from MCGM (planning Authority) is estimated at **Rs.35,91,00,000/-** (Total of Table A and B).

6. 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

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building as on 30 September 2023 of Registration is	Rs. 34,37,00,000/-
2.	Cost incurred as on 30 September 2023 (based on the Estimated cost)	Rs. 3,43,70,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	10 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 30,93,00,000/-
5.	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	N.A.

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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 date 30 September 2023 of Registration is	4,98,00,000/-
2.	Cost incurred as on 30 September 2023 (based on the Estimated cost)	-
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	4,98,00,000/-
5.	Cost Incurred on Additional /Extra Items the Estimated Cost (Annexure A)	-

Yours Faithfully



Mr. Vishal Nikam

B. E. Civil

(License No: 840008616)



Signature of Promoter

*** 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.

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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)**