

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 : 30/06/2024

To,
The M/S VISION CREATIVE ENTERPRISE LLP,
Office No. 04 - 07, 5th Floor, MSR Capital,
Pimpri Court Road, Morwadi, Pimpri,
Pune 411018.

"**Subject** : Certificate of Cost Incurred for Development of the Project "**VISION 24 DEGREE**"
Situating on the Survey No. 143(P) area admeasuring about 7174.00 Sq.Mtrs., Village
Wadmukhwadi, Taluka Haveli, District Pune- 412105. area being developed by **M/S VISION CREATIVE
ENTERPRISE LLP,**
"

Sir,

1 **I Mr. SAURABH VIJAY BENDALE** have undertaken assignment of certifying Estimated Cost for
Vision Spesio heving MahaRERA Registration Number:-**P52100066503** being developed by **M/S
VISION CREATIVE ENTERPRISE LLP,**

2 I have estimated the cost of Civil, MEP and allied works required for completion of the
apartments and proportionate completion of internal & external works of the project as per
specifications mentioned in agreement of sales. Our estimated cost calculations 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 Developer/Engineer, 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.

3 I estimate the Total Estimated Cost of completion of the aforesaid project under reference as
Rs. ₹131,23,77,585/- (Total of Table A and B). at the time of Registration. The estimated Total Cost of
project is with reference to the Civil, MEP and allied works required to be completion of the
apartments and proportionate completion of internal & external works, as per specification
mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion
certificate for the building(s) Plotted Development from the **PIMPRI CHINCHWAD MUNICIPAL
CORPORATION**, Pune being the Planning Authority under whose jurisdiction the aforesaid project is
being implemented.

4 The Estimated Cost Incurred till date is calculated at ₹ 1,86,34,406/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials /services used and unit cost of these items

5 The Balance cost of completion of the Civil, MEP and Allied Works for completion of the apartment and proportionate completion of internal & external work, as per specifications mentioned in agreement of sale, of the project is estimated at Rs. 129,37,43,179/-(Total of Table A and B).

6 I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external works, as per specifications mentioned in agreement of sales, of the aforesaid Project as completed on the date of this certificate is as given in table A and B below:

TABLE A

Building bearing Number "A" "B" And "C"

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building Plotted Development as on 05th December 2023 date of Registration is	₹ 118,53,73,303/-
2	Cost incurred as on 20th May 2024 of Certificate	₹1,68,31,077/-
3	Work done in Percentage (as Percentage of the estimated cost)	1.42 %
4	Balance Cost to be Incurred**(Based on Estimated Cost)	₹ 116,85,42,226/-
5	Cost Incurred on Additional /Extra Items as on 20th May 2024 .not included in the Estimated Cost (Table -C)	₹ 0/-

TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 5th December 2023 date of Registration is	₹ 12,70,04,282/-
2	Cost incurred as on 20th May 2024 Certificate	₹18,03,330/-
3	Work done in Percentage (as Percentage of the estimated cost)	1.42 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	₹ 12,52,00,953/-
5	Cost Incurred on Additional /Extra Items as on 20th May 2024 not included in the Estimated Cost (Table -C)	₹ 0/-

Yours Faithfully

x 

Mr. SAURABH VIJAY BENDALE

(License No : CA/2011/51385)

Agreed and Accepted by:



Signature of Promoter



Name: Vision Creative Associates

Date: 05/07/2024

*** Note**

1 The scope of work is to complete the Registered 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.

5 All components of work with specifications are indicative and not exhaustive.

6 Please specify if there are deviations / qualifications. Example: Any deviations in input material used from specification in agreement of sale.

Table C

List of Extra / Additional / Deleted Items considered in Cost

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

(EXTRA COST : NIL)