

MAHENDRA SINGHAL

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Chartered Engineer Membership No. AM088489-0

Ref. No.154 / Certificate/ 2025-26

FORM R-2

[See Regulation 3(4)]

CERTIFICATE BY ENGINEER

To,
The Vikas Saini
Director of VRB DEVELOPERS LLP
Plot No.19-20, Shree ji Nagar, Bundi Road,
Near Saint Jhon School, Thesil-Ladpura,
Dist. Kota-Rajasthan

Subject: Certificate of Cost of Incurred for Development of "VRB VRINDAVAN CITY" for development of land of the project (RERA Registration Number-RAJ/P/2024/3417) situated on the land bearing Khasra No./ Plot No.Khasra No. 987, 1241/988, 1243/992 , Village- Nandna Urf Badgaon, Kota - 324008 (Rajasthan) admeasuring 11,440.00 Square Meters Area being developed by VRB DEVELOPERS LLP.

Sir,

I, Mahendra Singhal, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA-Rajasthan, being project "VRB VRINDAVAN CITY" situated on the land bearing Khasra No./ Plot No.Khasra No. 987, 1241/988, 1243/992, Village- Nandna Urf Badgaon, Kota - 324008 (Rajasthan) admeasuring 11,400.00 Square Meters Area being developed by VRB DEVELOPERS LLP.

1. We have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil and Allied works, of the Building(s) of the Project. Our estimated cost calculations are based on the drawings/plans made available for the project under reference by developer.
2. We estimate Total Estimate Cost of completion of the residential scheme of the aforesaid project under reference as Rs. 13,82,53,808/- (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil and allied works required to be completed for the purpose of obtaining occupation certificate/ completion certificate for the building(s).
3. The Estimated Cost incurred till date is calculated at Rs. 8,84,79,498/- (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.
4. The Balance cost of Completion of the Civil and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/ Completion Certificate from Jaipur Development Authority (planning Authority) is estimated at Rs. 4,97,74,310/- (Total of Table A and B).



5. I Certify that the Cost of the Civil 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

Land bearing Khasra No./ Plot No. Khasra No. 987, 1241/988, 1243/992, Village- Nandna Urf Badgaon, Kota - 324008 (Rajasthan) (to be prepared separately for each residential project of the Real Estate Project)

Sr. No	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the project as on 04/12/2024 date of Registration is	Rs. 13,82,53,808/-
2	Cost incurred as on 31/12/2025 (based on the Estimated cost)	Rs. 8,84,79,498/-
3	Work done in Percentage (as Percentage of the estimated cost)	64%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,97,74,310/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. Nil

TABLE B

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

Sr. No	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the of the Internal and External Development Works including amenities and Facilities in the layout as on date 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)	Rs.
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.
5	Cost Incurred on Additional / Extra Items as onnot included in the Estimated Cost (Annexure A)	Rs.

Yours Faithfully,



 Chartered Engineer

Date: 31/12/2025

***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. The estimated cost includes all labor, material, equipment and machinery required to carry out entire work.
3. 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.

Annexure A

List of Extra/ Additional Items executed with Cost (Which were not part of the original Estimate of Total Cost) (1) (2) (3) - Not Applicable

Yours Faithfully,



Chartered Engineer

Date: 31/12/2025