VISIONARY
VENTURES

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

To,

Date: 30-Sept-25

M/s Signature Global Developers . Ltd
Sector-81
Gurgaon, Haryana

Subject: Certificate of Cost Incurred for Development of **Synera** for Construction of 13 No buildings (Including commercial) in Village nakhdola, District Gurgaon, Pin-122004 admeasuring 5.0 acres' area being developed by **M/s Signature Global Developers Ltd.**

Ref: RERA Registration No. 10 of 2017 Dated 30-June-2017

Sir,

We **M/s Visionary Ventures** as a Structural Consultant have undertaken assignment of Certifying Estimated Cost for the Subjected Real Estate Project Proposed to be registered under RERA, 13nos. of Towers (Including commercial) in Village nakhdola, District Gurgaon Pin- 122004, admeasuring 5.0 acre. Area being developed by **M/s Signature Global Developers Ltd.**

1. Following technical Professional are appointed by Promoter:

   a) M/s Design Axis Contractor as an Architect.
   b) M/s NNC Design International as a Structural Consultant.
   c) M/s Design Axis as a Services Consultant.
   d) M/s Design Axis Contractor as a Quantity Surveyor.

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, For Building(s) of the project. Our estimated cost 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 **M/s Design Axis Contractor** 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. Eighty-Eight Crores in Total**. 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 HUDA being the Planning Authority under whose jurisdiction the aforesaid Project being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. Ninty one Crores Fifty Six Lacs** (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 HUDA is estimated at **Rs. Zero Crores** (Approx.)

SHIVAM DUBEY
B.E.-CIVIL (AM-3110714)
ASSOCIATE MEMBER
THE INSTITUTE OF ENGINEERS (INDIA)

VISIONARY VENTURES
Corporate Office - House No. 1151, Urban Estate Sector - 4, Gurugram
Email:- shivamdubey818@gmail.com , Mob:-+91 7000573792

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.

Table-A

Sl.No	Particulars	Amount
1	Total Estimated cost of the building/wing on 30-Sept-25	Rs.88.0 Cr.
2	Cost incurred as on date (Based on the Estimated Cost)	Rs.91.56 Cr.
3	Work done in Percentage (As Percentage of the Estimated cost)	104%
4	Balance Cost to be Incurred (Based on the Estimated Cost)	Rs.0.00 Cr
5	Cost Incurred on Additional/Extra Items as on 30-Sept-25 Not Include in Estimated Cost (Annexure-A)	

Yours faithfully,
Signature of Engineer
(License No.....)

SHIVAM DUBEY
B.E.-CIVIL (AM-3118714)
ASSOCIATE MEMBER
THE INSTITUTE OF ENGINEERS (INDIA)

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)

SHIVAM DUBEY
B.E.-CIVIL (AM-3118714)
ASSOCIATE MEMBER
THE INSTITUTE OF ENGINEERS (INDIA)