

PIYUSH R. PATEL
(B.E.CIVIL)

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FORM2

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of ongoing project and for the withdrawal of Money from Designated Account - Project wise)

Date : 31/05/2023

To
M/s. CAPTOWN INFRACON
Captown Enhance
Near Raj - Thal, S.P. ring road,
Shilaj, Ahmedabad

Subject: certificate of cost incurred for development of CAPTOWN ENHANCE for construction work of CAPTION ENHANCE No. of Building(s) 5 block - A+B+C+D & E of the project situated on the plot bearing survey no. 813, final plot no. 49, T.P.S no. 216, MOJE - SHILAJ and demarcated by its boundaries (latitude and longitude of the end points) 72.478387/23.044689 to north 72.478136/23.043061 to south 72.478593/23.043978 to east 72.478057/23.044039 to west division village Shilaj, taluka Ghatlodia, district Ahmedabad admeasuring 8890 sq. mts area being developed by M/s. CAPTOWN INFRACON .

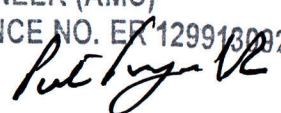
Sir,

Piyush R. Patel have undertaken assignment of certifying estimated cost for the real estate project proposed to be registered under GujRERA, being CAPTOWN ENHANCE No. of building(s) 5 block A+B+C+D & E of the project situated on the plot bearing survey No. 813, Final plot No. 49, T.P.S no. 216, mouje shilaj, taluka Ghatlodia, district Ahmedabad admeasuring 8890 sq. Mts area being developed by M/s. CAPTOWN INFRACON.

1. Following technical professionals are appointed by owner/promoter :- (as applicable)

- (1) M/s. DND Architect as Architect.
- (2) M/s. P cube constants ad structure consultant
- (3) M/s. Ravi Engineering as MEP consultant
- (4) Shri Piyushbhai R. Patel (self) 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 calculations are based on the drawing/plan made available to us for the project under reference by the developer and consultants and the schedule of item and quantity for the entire work as calculated by Piyush R. Patel (self) quantity surveyor appointed by developer/engineer and the site inspection carried out by us.

PATEL PIYUSH RAMANBHAI
ENGINEER (AMC)
LICENCE NO. ER 1299130023
SIGN. 

PIYUSH R. PATEL
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3. We estimate total estimated cost of completion of the building(s) of the aforesaid project under reference as Rs.55,40,00,000/- (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 Ahmedabad Municipal Corporation being the planning authority under whose jurisdiction the aforesaid project is being implemented.

3. Based on site inspection by undersigned on 25/03/2023 the estimated cost incurred till date is calculated at Rs. 55,40,00,000/- (Total of table A and B). The amount of estimated cost incurred is calculated on the base of amount of total estimated cost.

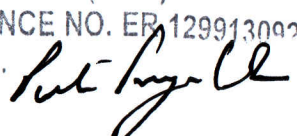
4. The balance cost of completion of civil, MEP and allied works of the building(s) of the subject project to obtain occupation certificate/completion certificate from Ahmedabad Municipal Corporation (Planning Authority) is estimated at Rs. 00 /- (Total of table A and B).

5. I certify that the cost of civil, MEP and allied work for the aforesaid project as completed on the date of this certificate is given in given in table A and B below;

Table-A

Building/Wing bearing Number A
(To be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amount (in Rs.)
1	Total estimated cost of the building/wig as on 30/04/2019 and date of Registration is	8,10,00,000.00
2	Cost incurred as on 25/03/2023	8,10,00,000.00
3	Work done in percentage (as percentage of the estimated cost)	100%
4	Balance cost to be incurred (Based on estimated cost)	00
5	Cost incurred on additional/extra items as on not included in the estimated cost (Table-c)	60,00,000.00

PATEL PIYUSH RAMANBHAI
ENGINEER (AMC)
LICENCE NO. EP.1299130922
SIGN. 

PIYUSH R. PATEL
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Table-A

Building/Wing bearing Number B

(To be prepared separately for each Building/Wing of the Real Estate Project)

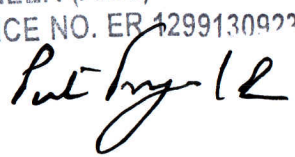
Sr. No	Particulars	Amount (in Rs.)
1	Total estimated cost of the building/wig as on 30/04/2019 and date of Registration is	7,80,00,000.00
2	Cost incurred as on 25/03/2023	7,80,00,000.00
3	Work done in percentage (as percentage of the estimated cost)	100%
4	Balance cost to be incurred (Based on estimated cost)	00
5	Cost incurred on additional/extra items as on not included in the estimated cost (Table-c)	60,00,000.00

Table-A

Building/Wing bearing Number C

(To be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amount (in Rs.)
1	Total estimated cost of the building/wig as on 30/04/2019 and date of Registration is	7,80,00,000.00
2	Cost incurred as on 25/03/2023	7,80,00,000.00
3	Work done in percentage (as percentage of the estimated cost)	100%
4	Balance cost to be incurred (Based on estimated cost)	00
5	Cost incurred on additional/extra items as on not included in the estimated cost (Table-c)	60,00,000.00

PATEL PIYUSH RAMANBHAI
ENGINEER (AMC)
LICENCE NO. ER 4299130923
SIGN. 

PIYUSH R. PATEL
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Table-A

Building/Wing bearing Number D

(To be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amount (in Rs.)
1	Total estimated cost of the building/wig as on 30/04/2019 and date of Registration is	7,80,00,000.00
2	Cost incurred as on 25/03/2023	7,80,00,000.00
3	Work done in percentage (as percentage of the estimated cost)	100%
4	Balance cost to be incurred (Based on estimated cost)	00
5	Cost incurred on additional/extra items as on not included in the estimated cost (Table-c)	60,00,000.00

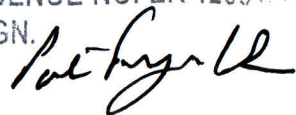
Table-A

Building/Wing bearing Number E

(To be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amount (in Rs.)
1	Total estimated cost of the building/wig as on 30/04/2019 and date of Registration is	7,90,00,000.00
2	Cost incurred as on 25/03/2023	7,90,00,000.00
3	Work done in percentage (as percentage of the estimated cost)	100%
4	Balance cost to be incurred (Based on estimated cost)	00
5	Cost incurred on additional/extra items as on not included in the estimated cost (Table-c)	60,00,000.00

PATEL PIYUSH RAMANBHAI
ENGINEER (AMC)
LICENCE NO. ER 1299130000
SIGN.



PIYUSH R. PATEL

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Table-B

Sr. No	Particulars	Amount (in Rs.)
1	Total estimated cost of the internal and external development works including amenities and facilities in the layout as on 30/04/2019 and date of registration	16,00,00,000.00
2	Cost incurred as on 25/03/2023	16,00,00,000.00
3	Work done in percentage (as percentage of the estimated cost)	100%
4	Balance cost to be incurred (Based on estimated cost)	00
5	cost incurred on additional/extra items as on not included in the estimated cost (Table-c)	3,01,00,000.00

Yours Faithfully,

PATEL PIYUSH RAMANBHAI

ENGINEER (AMC)

LICENCE NO. ER 1299130923

SIGN

Signature of the Engineer

(License No ER1299130923)

NOTES

(1) The score of work is to completed entire real estate project as per drawing 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 promoter, the name of person in the office of engineer, who is responsible for the quantity calculated should be mentioned at the place marked(*)

(3) The estimated cost included 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 specification indicative and not exhaustive

Table-C

Sr. No	Particulars	Amount (in Rs.)
1	cost incurred on additional/extra items as on not included in the estimated cost	6,01,00,000.00

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SIGN