

KRUNAL MISTRY (B.E.CIVIL)
CONSULTING CIVIL ENGINEER

117,DEVPATH,B/H LAL BUNGLOW, C. G. ROAD, AHMEDABAD-380006, PHONE: (M) +91 97240 14029, E-mail: krumistry@yahoo.co.in, krumistry@gmail.com

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: 30/06/2020

To
RANG REALITY: A/128, Heritage Bungalow, Sola, Science City Road, Bhadaj, Ahmedabad - 380062

Subject: Certificate of Cost Incurred for Development of (SEATTLE SKY) for Construction of FOUR building(s) A+B+C+D Wing(s) of the FIRST phase (GujRERA Registration Number PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA06029/130919) situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. 5/2 AND 6/2, Demarcated by its boundaries (latitude and longitude of the end points) Final Plot No 7 to the North 18 Metre TP Road to the South Final Plot No 6/2 to the East Final Plot No 4 to the West of Division EAST village SARKHEJ Taluka VEJALPUR District AHMEDABAD PIN 382210 admeasuring 5281 sq.mts. area being developed by RANG REALITY

Sir,

I Krunal K. Mistry have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 4 Building(s)/ BLOCK A-B-C-D Wing(s) of the FIRST Phase situated on the plot bearing C.N. No CTS No./Survey no./Final Plot no.5/2 & 6/2 of Division EAST village SARKHEJ Taluka VEJALPUR District AHMEDABAD PIN 382210 admeasuring 5281 sq.mts. area being developed by RANG REALITY

1. Following technical professionals are appointed by Owner/Promoter:- (as applicable)
 - (i) M/s/Shri/Smt Tejasbhai Kathiria as Architect
 - (ii) M/s/Shri/Smt Umangbhai Patel as Structural Consultant
 - (iii) M/s/Shri/Smt Saurin as MEP Consultant
 - (iv) M/s/Shri/Smt. Krunal Mistry 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/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 Krunal Mistry quantity Surveyor* appointed by Developer/Engineer 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. 44,00,00,000/- (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 AMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. Based on Site Inspection by undersigned on 30/06/2020, the Estimated Cost Incurred till date is calculated at Rs. 0/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

Krunal K. Mistry

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AHMEDABAD - 380 006.

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 AMC is estimated at Rs.44,00,00,000/- (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

Building/Wing bearing Number BLOCK A

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

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 27/06/2019 date of Registration is	9,50,00,000/-
2	Cost incurred as on 31/12/2019	0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	9,50,00,000/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table -C)	0/-

TABLE - A

Building/Wing bearing Number BLOCK B

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

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 27/06/2019 date of Registration is	9,50,00,000/-
2	Cost incurred as on 31/12/2019	0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	9,50,00,000/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table -C)	0/-

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AMC LIC ER - 0598010321 R2
AMC LIC SD - 0385181022 R1

TABLE - A
Building/Wing bearing Number BLOCK C
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 27/06/2019 date of Registration is	9,50,00,000/-
2	Cost incurred as on 31/12/2019	0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	9,50,00,000/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table -C)	0/-

TABLE - A
Building/Wing bearing Number BLOCK D
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 27/06/2019 date of Registration is	9,50,00,000/-
2	Cost incurred as on 31/12/2019	0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	9,50,00,000/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table -C)	0/-

Krunal K. Mistry

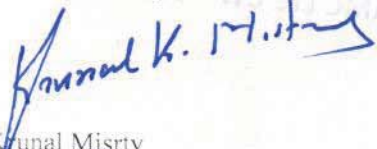
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TABLE -B
Internal & External Development Works in Respect of the entire Registered Phase

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is 27/06/2019	6,00,00,000/-
2	Cost incurred as on 31/12/2019	0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	6,00,00,000/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table -C)	0/-

Yours Faithfully,


Krunal Mistry

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Local Authority license no. AMC ER LIC NO 0598010321 R2

Local Authority License no. valid till (Date) 01/03/2021

***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 Promoter, 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.

Table -C

List of Extra/Additional Items executed with Cost

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

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