

FORM - 2
ENGINEER'S CERTIFICATE

Date: 02/01/2023

To,
Keshavnarayan Realty LLP
Akshar Ocean Pearl,
B/H Mercedes Benchmark Showroom,
Near Bopal Ambali Junction, Ambali, Ahmedabad-380058

Subject: Certificate of Cost Incurred for Development of "Akshar Ocean Pearl" for Construction of **Two** building(s) **Two** Wing(s) of the **Single** Phase of the Project **PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA10231/240522** situated on FP No. **80/1**, T.P. No. **52**, of Village : **Ambali**, Ta. : **Ghatlodiya**, Dis.: **Ahmedabad-380058**.

Demarcated by its boundaries (latitude and longitude of the end points)
23° 1'39.64"N 72°28'45.26"E, to the **North**, 23° 1'37.16"N 72°28'47.84"E, to the **South**, 23° 1'39.09"N 72°28'48.21"E, to the **East**, 23° 1'37.92"N 72°28'45.08"E to the **West**, of Division **Ahmedabad**, village **Ambali** Ta **Ghatlodiya**, District **Ahmedabad** PIN **380058** admeasuring **4556** sq.mts. area being developed by **Keshav Narayan Realty LLP**.

Ref: GujRERA Registration Number:-
PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA10231/240522

Sir,

I **Krunal K. Mistry** have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being **Two** building(s) **Two** Wing(s) of the **Single** Phase of this Project, situated on the Plot of this Project **PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA10231/240522** situated on FP No. **80/1**, T.P. No. **52**, of Village : **Ambali**, Ta. : **Ghatlodiya**, Dis.: **Ahmedabad-380058**.. admeasuring **4556** sq.mts. area being developed by **Keshav Narayan Realty LLP**.

1. Following technical professionals are appointed by Owner/Promoter:- (as applicable)

- (i) **Shri Niket Harshadbhai Mistry** as Architect
- (ii) **Shri Upadhyay Hardikkumar Poonamchand** as Structural Consultant
- (iii) M/s/Shri/Smt _____ Not Appointed _____ as MEP Consultant
- (iv) **Shri Amit Dave** Quantity Surveyor

KRUNAL MISTRY (B.E. CIVIL)
CONSULTING CIVIL ENGINEER
117, DEVPATH, B/H LAL BUNGLOW
C. G. ROAD, AHMEDABAD-380006
AMC LIC : 001ERH01032600500

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 **Amit Dave** as an engineer appointed by **Keshav Narayan Realty LLP** 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.65,91,35,000/-** (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 **31/12/2022**, The Estimated Cost Incurred till date is calculated at **Rs. 9,91,65,000/-** (Total of Table A and B). 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 AMC (Planning Authority) is estimated at **Rs.55,99,70,000/-** (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

Sr. No.	Particulars	Amounts (in Rs.) Block- A	Amounts (in Rs.) Block- B
1	Total Estimated Cost of the building/wing as on 01/04/2022	31,58,17,500/-	31,58,17,500/-
2	Cost incurred as on 31/12/2022	5,02,14,000/-	4,89,51,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	16.00%	15.50%
4	Balance Cost to be Incurred (Based on Estimated Cost)	26,56,03,500/-	26,68,66,500/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	----	----

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177, DEVENI, B/H. LAL BUNGLOW
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TABLE - B

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 01/04/2022	2,75,00,000/-
2	Cost incurred as on 31/12/2022	0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	2,75,00,000/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	-

Yours Faithfully,

Krunal K. Mistry

(License No 001ERH01032600598)

Local Authority License no. valid till 01/03/2026

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***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 parts of the original Estimate of Total Cost)

FORM - 2 (Annexure)]

ENGINEER'S CERTIFICATE FOR QUALITY ASSURANCE

Quality Assurance Certificate for Project Registration Number –
PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA10231/240522
(Certificate for the quarter ending 31/12/2022)

Sir,

I **Amit B. Dave** have undertaken an assignment of supervision of this real estate project.

- Our Responsibility

To carry out the work in accordance with the development permission and as per the approved plan and submit certificate of supervision of work and to carry out material testing in-situ or in the NABL approved Lab / GTU affiliated Eng. Colleges & Polytechnic Lab / GICEA Lab and to ensure quality of work and workmanship as per prescribed specifications as per NBC and or other relevant code of practice. The materials used in the project are conforming to the standards stipulated in IS SP21, 2005.

1. Material Testing:

I / We have applied the following tests in prescribed number and frequency on the basic materials used in the construction.

Cement –

It has been tested for its fineness, soundness, setting time, compressive strength etc. as per IS code 3535:1986 or as per other relevant IS/BS/NBC code, or as per industry standards and its results are within the permissible limits.

AMIT B. DAVE (D.E. CIVIL)
CONSULTING CIVIL ENGINEERS

AMC LIC CW: 0566050

Coarse Aggregate –

It has been tested, for deleterious materials, clay lumps, crushing value, impact value as per IS 2430:1986 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within the permissible limits.

Bricks / Blocks –

They have been tested for water absorption, crushing strength etc. as per IS 5454:1978 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within permissible limits.

Concrete / Ready-mix Concrete –

It has been tested for compressive strength for various periods as per IS 456:2000 and IS 1199 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within permissible limits.

Reinforcement –

It has been tested as per IS 2062:2011 or as per other relevant IS/BS/NBC code or as per industry standards for tensile strength, elongation and gauge length etc. and its results are within permissible limits.

Testing of Other Materials –

Other materials like sand, crushed sand, floor tiles, fixtures and fittings, pipes and sanitary fittings etc. (List out all items) used in this project conform to relevant IS/BS/NBC code or as per standards laid down by the industry for a particular material.

Codes of foreign country

Other material used in the project for which IS code or standard is not available, the same is tested using relevant code of other countries or as per standards laid down by the industry.

AMIT B. S. ENGINEERS
CONSULTANTS
22, TAJWATI
AMRUT
KARAKA
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BAD-380022.

Fire Resistance

The materials/composites used in construction complied to the required fire resistance.

2. Workmanship:

I / We hereby certify that work has been carried out under my / our supervision. I / We further certify that workmanship and quality is satisfactory and up to the mark and the work has been acceptable within the permissible limits of deviations as per relevant code of practice.

3. Electrical Materials and Workmanship:

Works of all the electrical wiring / connections / lift installation / other electrical installations have been carried out under authorized / registered electrical engineer and its records have been maintained. The materials used conform to the relevant IS / BS / National Building Codes or as per industry standards.

4. Structural Engineer:

Promoter has engaged structural engineer Upadhyay Hardikkumar Poonamchand having Licenses no. SD0620080823 having office no. --, cell no. 9909956455

The structural design of buildings in this project has been done under his supervision. I have checked the soil report before laying PCC for foundation in consultation with soil consultant. The formwork and concrete mix design have been done as per relevant codes as applicable. His/her periodic checks and certificates for STABILITY and SAFETY have been kept on record.

AMIT B. DAVE (D.E.)
CONSULTING CIVIL ENGINEER
PLOT NO. 10, ROAD NO. 1,
PUNE-411 002, INDIA
MOB: 98200380022.

E-Mail : dave@amcliccw.com
AMC LIC CW : 08000500000

5. Preservation of Records:

Records of all test results of this project have been properly kept in the prescribed formats and will be preserved at least up to the defect liability period or for the period as required by any other provision of law. If substandard material found used in the project and it is not tested, I/We/Promoter will be responsible for that.

Declaration;

☒ I declare, all the tests mentioned above may be required as per NBC and relevant IS codes as may be applicable for this project as per the approved plan has been carried out and necessary records are preserved.

☒ Execution is carried out as per structural design prepared by the Structural Engineer.

Rakesh Patel

AMIT B. DAVE (D.E.Civil)

(License NO. CW0566050523R1)

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