

FORM 2 :: ENGINEER'S CERTIFICATE

To be submitted for withdrawal of Money from Designated Account – Project wise

Date: Oct 1, 2023

To,

NYSA BUILDSPACE LLP

ESSENCE 51

Nr Heritage Enclave, F.P. NO.- 51/1, T.P.S. NO.-37

MOJE-THALTEJ,

TALUKA-GHATLODIA, DIST.-AHMEDABAD

GUJARAT-380059

Subject: Certificate of Cost Incurred for development of NYSA BUILDSPACE LLP for Construction of One of Building of the Single Phase of the Project (Gujarat RERA Registration Number :: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA11064/211222) situated on the Plot bearing F.P. NO.- 51/1, T.P.S. NO.-37, (THALTEJ), (FINAL), MOJE-THALTEJ, TALUKA-GHATLODIA, DIST.-AHMEDABAD-380059

Demarcated by its boundaries 12 Meter TP road to the north, F.P. 35+39+40+41/2 to the South, and F.P. 55 Commercial Reservation Plot to the East, Land F.P. 52/1 to the West of village Thaltej taluka Ghatlodia District Ahmedabad PIN 380059 admeasuring 1313.80 sq.mts. area being developed by NYSA BUILDSPACE LLP

Ref : GujRERA Registration Number - PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA11064/211222

Sir,

I, ASHISH PARSOTTAMBHAI PATEL have undertaken assignment of certifying Estimated Cost for the Real Estate Project registered under GujRERA, being 1 Buildings of the SINGLE Phase situated on the Final Plot bearing F.P. NO.- 51/1, T.P.S. NO.-37, (THALTEJ), (FINAL), MOJE-THALTEJ, TALUKA-GHATLODIA, DIST.-AHMEDABAD-380059 admeasuring 1313.80 sq.mts. area being developed by NYSA BUILDSPACE LLP as per approved plan.

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

- (i) Mr. Harshad Mistry c/o H M Architects as Architect
- (ii) Mr. NILANG P VAIDYA as Structural Consultant
- (iii) Mr. __N/A__ as MEP Consultant
- (iv) Mr. ASHISH PARSOTTAMBHAI PATEL as Quantity Surveyor

2. I 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 ASHISH PARSOTTAMBHAI PATEL as Quantity Surveyor appointed 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. 150000000/- (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 Sep 30, 2023. The Estimated Cost Incurred till date is calculated at 8239474.91/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

Ashish

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 Auda (Planning Authority) is estimated at Rs.141760525.09/- (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 A

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on Oct 2, 2022 date of Registration is	13 50 00 000
2	Cost incurred as on Sep 30, 2023	74 15 527
3	Work done in Percentage (as Percentage of the estimated cost)	5.49%
4	Balance Cost to be Incurred (Based on Estimated Cost)	12 75 84 473
5	Cost Incurred on Additional/Extra Items as on Sep 30, 2023 not included in the Estimated Cost (Table –C)	0.00

Table - B

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

Sr. No	Common areas and Facilities Amenities	Amount (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on Oct 2, 2022 date of Registration is	1 50 00 000
2	Cost incurred as on Sep 30, 2023	8 23 947
3	Work done in Percentage (as Percentage of the estimated cost)	5.49%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1 41 76 053
5	Cost Incurred on Additional/Extra Items as on Sep 30, 2023 not included in the Estimated Cost (Table –C)	0.00

Yours Faithfully,

Signature of the Engineer :

Local Authority License Number :: 001ERH07012610186

Local Authority License Number valid till :: 07/01/2026

Table – C

List of Extra/Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)

Sr. No.	Items	Cost
1	<Item 1>	
2	<Insert items here>	



ENGINEER'S CERTIFICATE FOR QUALITY ASSURANCE

Quality Assurance Certificate for Project Registration Number

PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA11064/211222 for RERA

(Certificate for the Oct 1, 2023)

Sir,

I ASHISH PARSOTTAMBHAI PATEL 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 following mandatory checks on the basic materials, used in the construction;

i. 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.

ii. 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.

iii. 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.

iv. 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.

v. 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.

vi. Number and Frequency of testing-

The materials used are subjected to required tests in prescribed number and frequency.

vii. Codes of foreign country-

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

viii. 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 has 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 Mr. NILANG P VAIDYA having Licenses no. 001SE31102610181 having 401, TILAKRAJ COMPLEX, PANCHVATI 1ST LANE, NEAR SURAYARATH COMPLEX AMBAWADI, AHMEDABAD-380015 Cell No. :: 7573014402

The structural design of buildings in this project has been done under his supervision. I / We 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.

The structural design is carried out considering applicable earthquake and/or wind load for this project and copes with the required fire resistance.

5. Preservation of Records:

Record 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.

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.

Yours Faithfully,

Signature of the Engineer :

Local Authority License Number :: 001ERH07012610186

Local Authority License Number valid till :: 07/01/2026

