

Chiragkumar P. Nakrani

[B.E. Civil]

Consulting Civil Engineer

AUDALic COW- 1114CW14062700794: ENGINEER: ENGG – 1114ERH14062701107

AMC Lic COW- 001CW09082500665 : ENGINEER: ENGG – 001ERH28052701183

A-101, Shantiniketan-2, Opp. Platinum Plaza, New India Colony, Nikol, Ahmedabad.

FORM – 2

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: 04/09/2022

To,

Radhe Developers
Vincitore Sky,
Nr. Ananta Square,
Opp. Sarthi Bungalows,
Hanspura, Ahmedabad.

Subject: Certificate of Cost Incurred for Development of VINCTOR SKY for Construction of Block- A, B Of The (Gujrera Registration Number – PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA10160/060522) Situated On The Plot Bearing R.S. NO.: - 76,77, S.P.- [115/1+115/2]/2 OF F.P. NO.-115/1+115/2, demarcated by its boundaries (N23°04'11.47" & E72°40'48.03", N23°04'13.35" & E72°40'48.18", N23°04'13.04" & E72°40'50.48", N23°04'11.16" & E72°40'50.40") S.P.- [115/1+115/2]/3 OF F.P. NO.-115/1+115/2 to the North, S.P.- [115/1+115/2]/1 OF F.P. NO.-115/1+115/2 to the South, FP No.116/1 to the East, 30Mt. TP Road to the West of Division Ahmedabad village Hanspura, Taluka- Asarwa, District- Ahmedabad, PIN 382330 admeasuring area 4013.00 sq.mtr. being developed by SANKALP PROJECTS.

Ref: GUJRERA Registration Number: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA10160/060522

Sir,

I Chiragkumar P Nakrani Have Undertaken Assignment Of Certifying Estimated Cost For The Real Estate Project Proposed To Be Registered Under GUJRERA, Being VINCTOR SKY Building Block- A, B Situated On The Plot Bearing R.S. NO.: - 76,77, S.P.- [115/1+115/2]/2 OF F.P. NO.-115/1+115/2, of Division Ahmedabad village Hanspura, Taluka- Asarwa, District- Ahmedabad, PIN 382330 admeasuring area 4013.00 sq.mtr. being developed by SANKALP PROJECTS.

I. Following Technical Professionals Are Appointed by Owner/Promoter: - (As Applicable)

- (i) M/S/Shri/Smt Sanket Vora As Architect
- (ii) M/S/Shri/Smt Jayesh D Desai As Structural Consultant
- (iii) M/S/Shri/Smt Trinity As MEP Consultant
- (iv) M/S/Shri/Smt Jigar H Patel 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 Jigar H Patel 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.250000000 (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.

Nakrani CP
CHIRAGKUMAR P NAKRANI(B.E.CIVIL)
A-101, Shantiniketan-2, Opp. Platinum Plaza,
New India Colony Road, Nikol, A'bad-382350
AMC LIC No. 001ERH28052701183
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4. Based on Site Inspection By Under Signed On 31/07/2022 Date, The Estimated Cost Incurred till Date Is Calculated at Rs.34663813 (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 Ahmedabad Municipal Corporation (Planning Authority) Is Estimated At Rs. 215336186 (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

Sr.No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 28/02/2022 date of Registration is	22,50,00,000.00
2	Cost incurred as on 31/07/2022	3,25,00,000
3	Work done in Percentage (as Percentage of the estimated cost)	14.44%
4	Balance Cost to be incurred (based on Estimated Cost)	19,25,00,000.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table-C)	-

Building/Wing bearing Number BLOCK –B

Sr.No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 28/02/2022 date of Registration is	2,00,00,000
2	Cost incurred as on 31/07/2022	21,63,813
3	Work done in Percentage (as Percentage of the estimated cost)	10.81%
4	Balance Cost to be incurred (based on Estimated Cost)	1,78,36,187.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table-C)	-

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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 28/02/2022 date of Registration is	50,00,000
2	Cost incurred as on 31/07/2022	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be incurred (based on Estimated Cost)	50,00,000
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table-C)	-

Yours Faithfully,

Signature & Name Of Engineer: Chiragkumar P. Nakrani

Engineer Lic.No.- 001ERH28052701183

Cow - 001CW09082500665

Local Authority License no. valid till (Date) 09/08/2025.

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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 part of the original Estimate of Total Cost)

Sr. No.	Items	Cost
1	N/A	N/A
2	N/A	N/A