

19, Arpan Society, Near Mayur School,
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MEET RAJESH PATEL

APPROVED ENGINEER

FORM 2

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account

Date: 12/4/2023

To

The JP ISCON PRIVATE LIMITED, Iscon House, B/h. Rembrandt Building, Nr. K.P. Hoste, Opp. Associated Petrol Pump off
C.G. Road, Ahmedabad-380009

Subject: Certificate of Cost Incurred for Development of Iscon Vogue for Construction of No. of 1 Building(s) 4 Wing(s) of the
Entire Phase (GujRERA Registration Number) situated on the Plot bearing C.N. No./CTS No./Survey no.381/1/Final Plot no.67/2.

Demarcated by its boundaries (latitude and longitude of the end points)

F.P. No. 68 to the North F.P. No.64/3, 65 and 66 to the South 18 mtr Wide Road to the East F.P. No. 210 to the West of Division
T.P.S. No.51 (Bodakdev-Makaraba-Vejalpur) village Bodakdev taluka Ghatlodiya District Ahmedabad PIN 380054 admeasuring
4086 sq.mts. area being developed by JP ISCON PRIVATE LIMITED.

Ref: GujRERA Registration Number - New Project Registration

Sir,

I Meet R. Patel have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered
under GujRERA, being No. of 1 Building(s) 4 Wing(s) of the Entire Phase situated on the plot bearing C.N. No./CTS No./Survey
no.381/1/Final Plot no.67/2 of Division T.P.S. No.51 (Bodakdev-Makaraba-Vejalpur) village Bodakdev taluka Ghatlodiya District
Ahmedabad PIN 380054 admeasuring 4086 sq.mts. area being developed by JP ISCON PRIVATE LIMITED.

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

- (i) M/s./Shri/Smt. Manmeet G. Patel as Architect/Engineer
- (ii) M/s./Shri/Smt. Nelson N. Macwan as Structural Consultant
- (iii) M/s./Shri/Smt. Not Applicable as MEP Consultant
- (iv) M/s./Shri/Smt. Suketu Bhartkumar Modi 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 Suketu Bhartkumar Modi 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.120,00,00,000
(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 date 31/03/2023 The Estimated Cost Incurred till date is calculated at
Rs.2,40,00,000(Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total
Estimated Cost.

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.117,60,00,000 (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 : A+B+C+D or called _____
(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/wing as on 31/03/2023 date of Registration is	1000000000.00
2	Cost incurred as on 31/03/2023	24000000.00
3	Work done in Percentage (as Percentage of the estimated cost)	2%
4	Balance Cost to be Incurred (Based on Estimated Cost)	976000000.00
5	Cost Incurred on Additional/Extra Items as on _____ 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 31/03/2023 date of Registration is	200000000.00
2	Cost incurred as on 31/03/2023	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	200000000.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	0.00

Yours Faithfully,



Name Meet R. Patel
Local Authority Licence No : 1114ERH0907251034
Licence Valid till Date :: 9/7/2025

MEET RAJESH PATEL
AUDA LICENCE NO:
1114ERH0907251034
19, Arpan Society, Naranpura,
Ahmedabad-380013.
(M) 9724830280
Valid till : 09/07/2025

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>	