



SHILP SHREE

PROJECT MANAGEMENT CONSULTANTS

FORM – 2

(See Regulation 3)

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of On going Project and for withdrawal of Money from
Designated Account – Project wise)

Date: 14/09/2023

To

The Takshashila Resicom Pvt Ltd
More Towers,
Elliesbridge, Ahmedabad

Subject: Certificate of Cost Incurred for Development of More Towers (Maxima & Optima - Regalia Tower) of the of the Project (Gujarat RERA Registration Number : PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA11974/200623) situated on the Plot bearing Final Plot no 560 demarcated by its boundaries (latitude and longitude of the end points 23.022165, 72.568693 And 23.023523, 72.569179) Lay out Plan Showing Prop. Comm. Building S.P. NO : 560/1 OF F.P. NO 560, T.P.S. NO 3 (ELLIESBRIDGE – CHADAVAD Taluka Sabarmati District Ahmedabad PIN 380006 admeasuring 6820.73 sq. mts. area being developed by Takshashila Resicom Pvt Ltd

Ref: GujRERA Rera No :PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA11974/200623

Sir,

I/We Shailesh Shah have undertaken assignment of certifying Estimated Cost of More Towers (Maxima & Optima - Regalia Tower) of the of the Project (Gujarat RERA Registration Number : PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA11974/200623) situated on the Plot bearing Final Plot no 560 demarcated by its boundaries (latitude and longitude of the end points 23.022165, 72.568693 And 23.023523, 72.569179) Lay out Plan Showing Prop. Comm. Building S.P. NO : 560/1 OF F.P. NO 560, T.P.S. NO 3 (ELLIESBRIDGE – CHADAVAD Taluka Sabarmati District Ahmedabad PIN 380006 admeasuring 6820.73 sq. mts. area being developed by Takshashila Resicom Pvt Ltd

1. Following technical professionals are appointed by Owner/Promoter:- (as applicable)
 - I. M/s Designers Combine as Architect;
 - II. M/s Mahimtura Consultants Pvt Ltd as Structural Consultant
 - III. M/s Shilp Shree Project Management Consultant as PMC
 - IV. M/s Artech Engineering Solutions as MEP Consultant
 - V. Shailesh Manubhai Shah as Site Supervisor (C.O.W.)
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 myself Shailesh Shah 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. 1,63,99,83,547** (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.
4. Based on Site Inspection by undersigned on 12/09/2023 date, the Estimated Cost Incurred till date is calculated at **Rs. Nil** (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. 1,63,99,83,547** (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
MAXIMA TOWER

(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 01/05/2023 date of Registration is	96,34,23,981
2	Cost incurred as on 12/09/2023	Nil
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	96,34,23,981
5	Cost Incurred on Additional/Extra Items as on 01/05/2023 not included in the Estimated Cost (Table – C)	NIL

TABLE – A
OPTIMA - REGALIA TOWER

(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 01/05/2023 date of Registration is	55,96,23,928
2	Cost incurred as on 12/09/2023	Nil
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	55,96,23,928
5	Cost Incurred on Additional/Extra Items as on 01/05/2023 not included in the Estimated Cost (Table – C)	NIL

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 01/05/2023 date of Registration is	11,69,35,638
2	Cost incurred as on 12/09/2023	Nil
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	11,69,35,638
5	Cost Incurred on Additional/Extra Items as on 01/05/2023 not included in the Estimated Cost (Table –C)	NIL

Yours Faithfully,

*Shah Shailesh Manubhai***Shailesh Shah**

Engineer

Local Authority license no. ER 0977291223

Local Authority License no. valid till 31/12/2023

SHAH SHAILESH MANUBHAI
 BE (CIVIL) A.M.E. CENTER
 907, SPAN TRADE CENTER,
 OPP. KOCHRAE ASHRAM, PALDI,
 AHMEDABAD - 380007.
 AMC ENG. LIC NO. ER 0977291223RT

***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)

NIL

[FORM – 2 (Annexure)]
ENGINEER'S CERTIFICATE FOR QUALITY ASSURANCE
Quality Assurance Certificate for Project Registration Number

Sir,

I / We Shailesh Shah 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. Steel for Concrete –

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.

vi. 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.

vii. Number and Frequency of testing

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

viii. 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.

ix. 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. Shailesh Mahimtura having Licenses no. 0467070620.

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.

6. The following materials or any other item of works which were not conforming to the standard specifications and which were not rejected, because of reasons specified hereunder;

Yours Faithfully,
Shailesh Shah
Engineer

Local Authority license no. ER 0977291223

Local Authority License no. valid till 31/12/2023

Shale Shailesh Manubhai

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