

UTSAV D PATEL

Consulting Engineer

89, Riddhi Society, K.k Nagar Road, Ghatlodia, Ahmedabad

FORM - 2

ENGINEER'S CERTIFICATE

Date: 30/09/2023

To
M/s Lotus Developers
A-606, Dev Atlier,
Anand Nagar Road, Prahladnagar,
Ahmedabad 380015.

Subject: Certificate of Cost Incurred for Development of **"24 Karat"** for Construction of building of the GujRERA Registration Number applied for, situated on the Plot bearing Survey No. 90/B/1, T.P.S. No. 301 (Bhadaj-Hebatpur-Shilaj), F.P. No. 178/2, Moje :Hebatpur, Taluka: Ghatlodia, District: Ahmedabad, in the registration sub district, Ahmedabad-9, demarcated by its boundaries 23 03 50.20N, 72 29 21.70E, 23 03 51.29N, 72 29 22.12E, 23 03 49.70N, 72 29 22.90E, 23 03 50.80N, 72 29 23.40E, admeasuring **1391 square meters** area being developed by M/s Lotus Developers.

Sir,

1. UTSAV DIPAKBHAI PATEL have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being **1** building of the Projects situated on the Plot bearing Survey No. 90/B/1, T.P.S. No. 301 (Bhadaj-Hebatpur-Shilaj), F.P. No. 178/2, Moje :Hebatpur, Taluka: Ghatlodia, District: Ahmedabad, in the registration sub district, Ahmedabad-9.

- Following technical professionals are appointed by Owner/Promoter:-
 - Ms. Mansi Shahas Architect
 - Mr. Narendra K Patel as Structural Consultant
 - Mr. Saurin Patel (SP Engineering Consultants) as MEP Consultant
 - Mr. Gaurav B Prajapati as Site Supervisor/Clerk of Works
- We have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied works, of the Building 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 Gaurav B Prajapati quantity Surveyor appointed by Developer/Engineer and the site inspection carried out by us.
- We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.11,97,00,000/-** (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 Ahmedabad Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
- Based on Site Inspection by undersigned on **13-09-2023** date, the Estimated Cost Incurred till date is calculated at **Rs.1,90,50,000/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total

UTSAV UTSAV DIPAKBHAI PATEL
AMC LIC No. ER 1346130324
89 Riddhi Society, Ghatlodia
Ahmedabad-380064



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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 is estimated at **Rs. 10,86,50,000/-** (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.	Particulars	Amount (in Rs)
1	Total Estimated Cost of the building as on 06/02/2023	11,47,00,000/-
2	Cost incurred up to 13/09/2023	1,90,50,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	16.60%
4	Balance Cost to be Incurred (Based on Estimated Cost)	9,56,50,000/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	0/-

TABLE – B

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

Sr.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on 06/02/2023	50,00,000/-
2	Cost incurred as on 13/09/2023	0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	50,00,000/-
5	Cost Incurred on Additional/Extra Items as on 02/01/2023 not included in the Estimated Cost (Table –C)	Nil

Your Faithfully,

UTSAV DIPAKBHAI PATEL

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Local Authority License no. valid till (Date): 13/03/2024

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FORM – 2 (Annexure) ENGINEER'S CERTIFICATE FOR QUALITY ASSURANCE

Quality Assurance Certificate for Project Registration Number
PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA11695/010523

Sir,

I, UTSAV DIPAKBHAI 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 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 have applied following mandatory checks 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.

- **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.

- **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.

- **Testing of Other Materials**

Other materials like sand, crushed sand, floor tiles, fixtures and fittings, pipes and

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sanitary fittings etc. used in this project conform to relevant IS/BS/NBC code or as per standards laid down by the industry for a particular material.

- **Number and Frequency of testing**

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

- **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.

- **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:

Promotor has engaged structural engineer Mr. Narendra K Patel having AMC License no. 001SE17112600518 having M No 99795 50009

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.

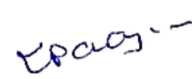
Yours

Faithfully,

UTSAV DIPAKBHAI PATEL

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