

FORM - 2
ENGINEER'S CERTIFICATE

Date: 31/05/2021

To,
Swatisandhya Procon LLP
1104-1105, 11th Floor, Signature 1,
Nr Mercedes Showroom,
S G Highway, Ahmedabad-380051

Subject: Certificate of Cost Incurred for Development of "Swati Parkside" for Construction of 5 building(s) A+B, C+D, E+F, G+H, S(Club House for Society Common Use) Wing(s) of the only phase or for the plotted project, as the case may be, (GujRERA Registration Number- PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA06978/110520) situated on the Plot bearing C.N. No./CTS No./Survey no.344, 345/1, 346/1, 346/2.

Demarcated by its boundaries (latitude and longitude of the end points)
N22°59'40.89760" E72°28'07.75412" N22°59'32.58471" E72°28'18.37364" N22°59'41.42944"
E72°27'53.42961" N22°59'49.68180" E72°27'55.71111" N22°59'41.74321" E72°28'19.96701"
Division, Sarkhej-Sanathal, taluka City District Ahmedabad, PIN 382210, admeasuring 20,632 Sq.mts.
area being developed by **Swatisandhya Procon LLP**.

Ref: GujRERA Registration Number- **PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA06978/110520**

Sir,
I **Praful Shrimali** have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 5 Building(s)/ A+B, C+D, E+F, G+H, S(Club House for Society Common Use) Wing(s) of the only Phase or for the plots of the plotted project as the case may be, situated on the plot bearing C.N. No./CTS No./Survey no.(At Village-Sarkheh) 344, 345/1, 346/1, 346/2, Final Plot No., Division, village Sarkhej-Sanathal, taluka City, District Ahmedabad, PIN 382210, admeasuring 20,632 Sq.mts. area being developed by **Swatisandhya Procon LLP**.

- Following technical professionals are appointed by Owner/Promoter:- (as applicable)
 - M/s. **ADS Architect Pvt. Ltd.** as Architect
 - Shri **Viren D. Parekh** as Structural Consultant.
 - M/s. **Giri Plumbing** as MEP Consultant
 - Shri **Manoj Vaghela** as Quantity Surveyor*
- 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 **Manoj Vaghela** quantity Surveyor* appointed by Developer/Engineer and the site inspection carried out by us.

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31, Tejanand Society, B/h. Market Yard,
O.N.G.C. Road, Kalol-382721.
AUDA Reg. No.: AUDA/ENGG/367

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.130,00,00,000/-** (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 **Ahmedabad Urban Development Authority (AUDA)** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. Based on Site Inspection by undersigned on **31/05/2021** date, the Estimated Cost Incurred till date is calculated at **Rs.34,93,96,000/-** (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 **AUDA**(Planning Authority) is estimated at **Rs.95,06,04,000/-** (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**

(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 31/05/2021	40,00,00,000/-
2	Cost incurred as on 31/05/2021	10,53,80,250/-
3	Work done in Percentage (as Percentage of the estimated cost)	26.34%
4	Balance Cost to be Incurred (Based on Estimated Cost)	29,46,19,750/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	0

Building/Wing bearing Number **C+D**

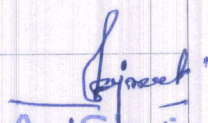
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 31/05/2021	33,75,00,000/-
2	Cost incurred as on 31/05/2021	9,25,05,250/-
3	Work done in Percentage (as Percentage of the estimated cost)	27.40%
4	Balance Cost to be Incurred (Based on Estimated Cost)	24,49,94,750/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	0

Building/Wing bearing Number **E+F**

(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 31/05/2021	26,25,00,000/-
2	Cost incurred as on 31/05/2021	8,01,30,250/-
3	Work done in Percentage (as Percentage of the estimated cost)	26.30%
4	Balance Cost to be Incurred (Based on Estimated Cost)	18,23,69,750/-


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5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	0
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Building/Wing bearing Number **G+H**

(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 31/05/2021	25,00,00,000/-
2	Cost incurred as on 31/05/2021	7,13,80,250/-
3	Work done in Percentage (as Percentage of the estimated cost)	28.55%
4	Balance Cost to be Incurred (Based on Estimated Cost)	17,86,19,750/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	0

TABLE – B

Internal & External Development Works in Respect of the entire Registered Phase

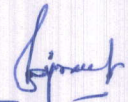
Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31/05/2021 date of Registration is	5,00,00,000/-
2	Cost incurred as 31/05/2021	0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	5,00,00,000/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table – C)	0

Yours Faithfully,

PRAFUL A. SHRIMALI

Local Authority license no. AUDA/ENGG/367

Local Authority License no. valid till (Date) 17/06/2023


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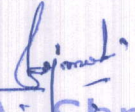
***Note**

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)


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