

**FORM - 2**

**ENGINEER'S CERTIFICATE**

(For Q1 Upto 30.01.2021)

(RERA Registration No : PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA07516/071020)

Date:30.01.2021

To  
Partners,  
Abhay Ratna Enterprise,  
Plot No. 327/1/1, Nr. Ravjikaka Nagar,  
Opp. Kankunagar Society,  
Kumkum Party Plot, Chandlodia,  
Ahmedabad- 382481

Subject :Certificate of Cost incurred for Development Work of 1 Buildings 3 Wings (A+B+C) of the of the Project (Gujarat RERA Registration Number ::PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA07516/071020 situated on the Plot bearing Final Plot no. 37/1 Demarcated by its boundaries (latitude and longitude of the end points) 23°05'20.0"N 72°33'01.0"E to the 23°05'20.6"N 72°33'04.8"Eto the 23°05'19.6"N 72°33'04.8"Eto the East23°05'19.1"N 72°33'01.2"E to the West of Division T.P.S. : 45/A (Chandlodia), Surve No. : 327/1/1, Village : Chandlodia, Taluka : Sabarmati, District : Ahmedabad PIN : 382481. 1336 sq.mts. area being developed by Abhay Ratna Enterprise.

Ref : GujaratRERA Registration Number: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA07516/071020

Sir,

I Nishil M. Shah have undertaken assignment of certifying Estimation cost of Construction Work of the 1 Buildings 3 Wings of of the Project, situated on the plot bearing Final Plot no. 37/1 T.P.S. : 45/A (Chandlodia), Surve No. : 327/1/1, Village : Chandlodia, Taluka : Sabarmati, District : Ahmedabad PIN : 382481. 1336 sq.mts. area being developed by Abhay Ratna Enterprise.

1. Following technical professionals are appointed by Owner/Promoter: - (as applicable)  
Shri Nishil M. Shah as Engineer  
Shri Nishil M. Shah as Structural Consultant  
Shri **Not applicable** as MEP Consultant  
Shri Nishil M. Shah as Site Supervisor/Clerk of Works
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

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(BE CIVIL)  
F/4, Bhaikakanagar, Thaltej  
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quantity for the entire work as calculated by Nishil M. Shah quantity Surveyor\* appointed by Developer/Engineer and the site inspection carried out by us on 30.01.2021

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **16,20,00,000/-** (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 A.M.C. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date **30.01.2021** is calculated at **Rs. 2,58,00,000/-** (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 A.M.C. (Planning Authority) is estimated at **Rs. 13,62,00,000/-** (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 called Block –A+B+C  
(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 Dt. 30.05.2020 Application of Registration is     | Rs. 15,50,00,000/- |
| 2       | Cost incurred as on dt. 30.01.2021                                                                | Rs. 2,58,00,000/-  |
| 3       | Work done in Percentage (as Percentage of the estimated cost)                                     | 16.65%             |
| 4       | Balance Cost to be Incurred (Based on Estimated Cost)                                             | Rs. 12,92,00,000/- |
| 5       | Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C) | - N A -            |

  
**NISHIL M. SHAH**

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TABLE – B  
(To be prepared for the entire registered phase of the Real Estate Project)

| 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 Dt.30.05.2020Application of Registrations | Rs. 70,00,000/-  |
| 2       | Cost incurred as on dt.30-01-2021                                                                                                                                    | Rs. 0/-          |
| 3       | Work done in Percentage (as Percentage of the estimated cost)                                                                                                        | 0%               |
| 4       | Balance Cost to be Incurred (Based on Estimated Cost)                                                                                                                | Rs. 70,00,000 /- |
| 5       | Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)                                                                    | - N A -          |

Yours Faithfully,

(Licence No: ER1326311223)  
(Licence No Valid Up to: 01.01.2024)

**\*Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time 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.

  
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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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[FORM – 2 (Annexure)]

**ENGINEER'S CERTIFICATE FOR QUALITY ASSURANCE**

Quality Assurance Certificate for

Project Registration Number:

PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA07516/071020

(For Q1 Upto 30.01.2021)

Sir,

I/We Nishil M 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 limit.

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

  
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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.

  
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**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.Nishil M. Shah** having

**Licenses no. SD0410120823R1** having office No. F/4 BHAIKAKANAGAR, THALTEJ, AHMEDABAD.  
Cell No. \_\_\_\_\_.

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 meticulously 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 work which were not conforming to the standard specifications and which were not rejected, because of reasons specified hereunder;

Yours Faithfully,

Nishil M Shah

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