



Zankhana B. Pandya

Guda Approved,
RERA Registration & Plan Passing

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FORM - 2

(See Regulation 3)

ENGINEER'S CERTIFICATE

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

Date: 18.05.2021

To,
RUDRAM DEVELOPER,
F/F-22, Aakash Residency,
Beside Home Town,
GST Crossing, New Ranip,
Ahmedabad.

Subject: Certificate of cost incurred for development of "RUDRAM SKY" project for construction of 366 No. of units (GujRERA Reg. No.: PR/ GJ/ AHMEDABAD/ AHMEDABAD CITY/ Others/ MAA03990/ 061118) situated on situated bearing Survey No. 358/1

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

Latitude 23° 08' 69.3169" N and longitude 72° 55' 70.0289" E to the North, 23° 08' 62.951" N and 72° 55' 71.7724" E to the South, 23° 08' 64.1353" N and 72° 55' 67.2126" E to the West and 23° 08' 66.7755" N and 72° 55' 76.2785" E to the East of Village Chandlodiya, Tal. Sabarmati, Dist. Ahmedabad, Pin- 382470, admeasuring 6835 Sq. Mtrs. area being developed by Rudram Developer.

Ref. No.: GujRERA Reg. No.: PR/ GJ/ AHMEDABAD/ AHMEDABAD CITY/ Others/ MAA03990/ 061118

Sir,

I, **Zankhana B. Pandya**, have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 366 No. of units, situated on the plot bearing Survey No. 358/1, Village Chandlodiya, Tal. Sabarmati, Dist. Ahmedabad, Pin- 382470, admeasuring 6835 Sq. Mtrs. area being developed by **Rudram Developer**.

1. Following technical professionals are appointed by Owner/ Promoter: -

- (i) M/s. Rudra Associates as Architect
- (ii) Shri Pratikkumar P. Patel as Structural Consultant
- (iii) Shri S. P. Engineering Consultants as MEP Consultant
- (iv) Shri Girishbhai N. Parmar as Quantity Surveyor

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PLOT NO. 294, SECTOR-20,
GANDHINAGAR.
GUDA LIC.NO. ENG/326/12/2012

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 Girishbhai N. Parmar as 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.31,00,00,000/- (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 RUDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. Based on Site Inspection by undersigned on 30.04.2021 date, the Estimated Cost Incurred till date is calculated at Rs.31,00,00,000/- (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.0/- (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
Wing A

Sr. No.	Particulars	Amounts (In Rs.)
1.	Total Estimated Cost of the building/ wing as on date of Registration is 06.11.2018	7,62,85,084/-
2.	Cost incurred as on 30.04.2021	7,62,85,084/-
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	0/-
5.	Cost Incurred on Additional/ Extra Items as on 30.04.2021 not included in the Estimated Cost (Table –C)	

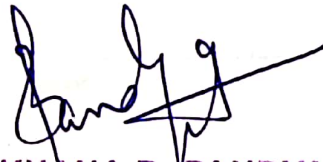
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Wing B

Sr. No.	Particulars	Amounts (In Rs.)
1.	Total Estimated Cost of the building/ wing as on date of Registration is 06.11.2018	1,91,93,475/-
2.	Cost incurred as on 30.04.2021	1,91,93,475/-
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	0/-
5.	Cost Incurred on Additional/ Extra Items as on 30.04.2021 not included in the Estimated Cost (Table –C)	-

Wing C+D

Sr. No.	Particulars	Amounts (In Rs.)
1.	Total Estimated Cost of the building/ wing as on date of Registration is 06.11.2018	6,53,87,701/-
2.	Cost incurred as on 30.04.2021	6,53,87,701/-
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	0/-
5.	Cost Incurred on Additional/ Extra Items as on 30.04.2021 not included in the Estimated Cost (Table –C)	-



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Wing E+F+G+H

Sr. No.	Particulars	Amounts (In Rs.)
1.	Total Estimated Cost of the building/ wing as on date of Registration is 06.11.2018	10,26,33,740/-
2.	Cost incurred as on 30.04.2021	10,26,33,740/-
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	0/-
5.	Cost Incurred on Additional/ Extra Items as on 30.04.2021 not included in the Estimated Cost (Table –C)	-

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 date of Registration is 06.11.2018	4,65,00,000/-
2	Cost incurred as on 30.04.2021	4,65,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0/-
5	Cost Incurred on Additional/ Extra Items as on 30.04.2021 not included in the Estimated Cost (Table –C)	-

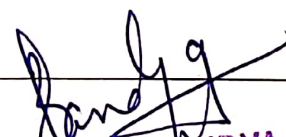
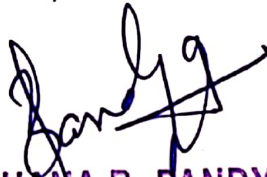

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Table -C

List of Extra/Additional Items executed with Cost
(Which was not part of the original Estimate of Total Cost)

NOT APPLICABLE

Yours Faithfully,



ZANKHANA B. PANDYA
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Zankhana B. Pandya

Local Authority License No. Eng. Lic. No. ENG/326/12/2012

Local Authority License no. valid till date: 18.12.2021