

FORM 2

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: 03-11-2023

To

Deep Infraprojects LLP
10th Floor President House,
Opp C.N. Vidyalaya, Ambawadi
Ahmedabad

Subject Certificate of Percentage of Completion of Construction Work of _ No. of Building(s) of the Project Indraprasth Shivanta (Gujarat RI:RA Registration Number PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA09198/181021) situated on the Plot bearing Final Plot no 60/3/1 demarcated by its boundaries (latitude and longitude of the end points) Final Plot No. 57/2, 186 to the North, Final Plot No. 60/2 to the South, 18 Mtrs. T. P. Road to the East, 60 Mtrs. Ring Road to the West of, village Ambali (Gam), Taluka Ghatlodia, in the Registration District Ahmedabad and Sub District Ahmedabad – 9 (Bopal) admeasuring 15,119 Sq Mtrs. area being developed by Deep Infraprojects LLP

Ref. GujRERA Registration Number: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA09198/181021

Sir,

I/We Rajesh A Panchal have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 4 Building situated on the plot bearing Final Plot no. 60/3/1, T.P.S. No. 52, village Ambali (Gam), Taluka Ghatlodia, in the Registration District Ahmedabad and Sub District Ahmedabad – 9 (Bopal) admeasuring 15,119 Sq Mtrs. area being developed by Deep Infraprojects LLP

1. Following technical professionals are appointed by Owner/Promoter, - (as applicable)

- (i) M/s./Shri/Smt. Hiren Patel Architects as Architect
- (ii) Shri Niyat Vatsal Patel as Structural Consultant
- (iii) M/s./Shri/Smt. -N.A - as MEP Consultant
- (iv) Shri Rajesh A Panchal as Quantity Surveyor
- (v) Shri Rajesh A Panchal as Engineer

2. We have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied works, of the 8 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 Rajesh A Panchal quantity Surveyor appointed by Developer/Engineer and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the 4 building(s) of the aforesaid project under reference as Rs. 2,00,00,00,000 (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 Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented

4. Based on Site Inspection by undersigned on 03-11-2023 the Estimated Cost Incurred till date is calculated at Rs. 1,07,00,00,000 (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 Ahmedabad Municipal Corporation (Planning Authority) is estimated at Rs. 93,00,00,000 (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 A
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 18-10-2021 date of registration is	360000000.00
2	Cost incurred as on 03-11-2023	167500000.00
3	Work done in Percentage (as Percentage of the estimated cost)	47%
4	Balance Cost to be Incurred (Based on Estimated Cost)	192500000.00
5	Cost Incurred on Additional/Extra Items as on 03-11-2023 not included in the Estimated Cost (Table –C)	0.00

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

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 18-10-2021 date of registration is	360000000.00
2	Cost incurred as on 03-11-2023	182500000.00
3	Work done in Percentage (as Percentage of the estimated cost)	51%
4	Balance Cost to be Incurred (Based on Estimated Cost)	177500000.00
5	Cost Incurred on Additional/Extra Items as on 03-11-2023 not included in the Estimated Cost (Table –C)	0.00

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

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 18-10-2021 date of registration is	360000000.00
2	Cost incurred as on 03-11-2023	180000000.00
3	Work done in Percentage (as Percentage of the estimated cost)	50%
4	Balance Cost to be Incurred (Based on Estimated Cost)	180000000.00
5	Cost Incurred on Additional/Extra Items as on 03-11-2023 not included in the Estimated Cost (Table –C)	0.00

Building called D+L
(to be prepared separately for each Building Wing of the Real Estate Project)

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 18-10-2021 date of registration is	720000000.00
2	Cost incurred as on 03-11-2023	420000000.00
3	Work done in Percentage (as Percentage of the estimated cost)	58%
4	Balance Cost to be Incurred (Based on Estimated Cost)	300000000.00
5	Cost Incurred on Additional/Extra Items as on 03-11-2023 not included in the Estimated Cost (Table –C)	0.00

Table - B

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

Sr. No	Common areas and Facilities Amenities	Amount (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on 18-10-2021 _ date of Registration is	200000000.00
2	Cost incurred as on 03-11-2023	120000000.00
3	Work done in Percentage (as Percentage of the estimated cost)	60%
4	Balance Cost to be Incurred (Based on Estimated Cost)	80000000.00
5	Cost Incurred on Additional/Extra Items as on 03-11-2023 not included in the Estimated Cost (Table -C)	0.00

Yours Faithfully,


RAJESH A. PANCHAL
A.M.C./ENGG. LIC. NO. ER 001ERL02062610288
8/A, Palkhi Society, Nr. S.B.I.,
Jivraj Park, Ahmedabad-380051.

Signature and Name (IN BLOCK LETTER) with stamp of Engineer
Local Authority License No: ER 0797190521 RI
Local Authority License No Valid till (date): 02/06/2026

Table – C

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

Sr. No.	Items	Cost
1	N.A.	0
2	N.A.	0