

ENGINEER

MAHESH BHIKHABHAI RATHOD (1114ER1612241010)
B-404 Royal Glory Sarkhej Gandhinagar Highway Opp K D Hospital Near Tulip 2 Vaishnodevi Circle Khodiyar
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Submitted On: 16-02-2024

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)

To

The LYCKA PROPERTIES PRIVATE LIMITED & 26, SHYAM VIHAR BUNGLOWS, , SHILAJ ROAD, THALTEJ.

Subject: Certificate of Cost Incurred for Development of LYCKA LIFE for Construction of 2 building(s) A,B, Wing(s)

PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA09961/230322 situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. .

Demarcated by its boundaries..

Longitude	Latitude
72.52276287947608	23.072837405475468
72.5230901089759	23.072674540336944
72.52289967213584	23.072205685049248
72.52287285004569	23.072129187452504
72.52257244263602	23.072210620376566
72.52276556168509	23.07281519660455

Village taluka Ahmedabad City

District Ahmedabad PIN NA admeasuring 2878.5 sq.mts. area being developed by LYCKA PROPERTIES PRIVATE LIMITED

Ref: GujRERA Registration Number PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA09961/230322

Sir,

I/We MAHESH BHIKHABHAI RATHOD have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 2 Building(s) A,B, situated on the plot bearing C.N. No/CTS No./Survey no./Final Plot no. Village taluka Ahmedabad City District Ahmedabad PIN NA admeasuring 2878.5 sq.mts. area being developed by LYCKA PROPERTIES PRIVATE LIMITED

1. Following technical professionals are appointed by Owner/Promoter:- LYCKA PROPERTIES PRIVATE LIMITED

(i) M/s./Shri/Smt. JHARNA NAGORI JHARNA NAGORI as Architect/Engineer

(ii) M/s./Shri/Smt. Amee Associates Amee Associates as Structural Consultant

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 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. 50,00,00,000.00 (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 AUDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at 33,75,00,000.00 (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.16,25,00,000.00 (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;

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Table - A

Sr.No.	Particulars	Amount(in Rs.)
1	Total Estimated Cost of the building/wing as on date of Registration is	28,40,00,000.00
2	Cost incurred as on Date :31-12-2023	21,30,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	75
4	Balance Cost to be Incurred (Based on Estimated Cost)	7,10,00,000.00
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table C)	0.00

Sr.No.	Particulars	Amount(in Rs.)
1	Total Estimated Cost of the building/wing as on date of Registration is	16,60,00,000.00
2	Cost incurred as on Date :31-12-2023	12,45,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	75
4	Balance Cost to be Incurred (Based on Estimated Cost)	4,15,00,000.00
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table C)	0.00

Table - B

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 date of Registration is	5,00,00,000.00
2	Cost incurred as on Date :31-12-2023	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	5,00,00,000.00
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table C)	0.00

Yours Faithfully,

Name of the Engineer	MAHESH BHIKHABHAI RATHOD
Local Authority licence number	1114ER1612241010
Local Authority licence no. valid till	16-Dec-2024
Date of physical visit to the site	16-Feb-2024
Firm Name	MAHESH BHIKHABHAI RATHOD
Reason	NA

@This is online submitted document with due eKYC done, hence no physical signature required.

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