

FORM - 2
ENGINEER'S CERTIFICATE

Date: 15-10-2023

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

Subject: Certificate of Cost Incurred for Development of "**Swati Premier**" for Construction of 3 building(s) 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/MAA12144/100723**) situated on the Plot bearing C.N. No./CTS No./Survey no. 272/3 /Final Plot no. 48/3 and T.P No. 87 (Sarkhej – Okaf - Fatehwadi).

Demarcated by its boundaries (latitude and longitude of the end points)
22 59 10.71N 72 28 28.9E, 22 59 11.98N 72 28 28.91E, 22 59 11.99N 72 28 30.66E, 22 59 13.61N 72 28 30.76E,
22 59 13.68N 72 28 32.96E, 22 59 10.61N 72 28 32.99E of Division South West Village Sarkhej, Taluka Vejalpur,
District Ahmedabad, PIN 380051, admeasuring **8135** sq.mts. area being developed by **Swatisandhya Procon LLP**

Ref: GujRERA Registration Number **PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA12144/100723**

Sir,
I **Bhautik Sojitra** have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 3 Building(s)/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. 272/3 / Final Plot no. 48/3 and T.P No. 87 (Sarkhej – Okaf - Fatehwadi) of Division South West village Sarkhej, taluka Vejalpur, District Ahmedabad PIN 380051 admeasuring 8135 sq.mts. area being developed by Swatisandhya Procon LLP

- Following technical professionals are appointed by Owner/Promoter:- (as applicable)
 - M/s. **ADS Architect P Ltd** as Architect
 - Shri **Narendra K. Patel** as Structural Consultant.
 - M/s **Artech Engineering Solutions** as MEP Consultant
 - Shri **Manojkumar A 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 **Manojkumar A Vaghela** quantity Surveyor* appointed by Developer/Engineer and the site inspection carried out by us.
- We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 70,12,50,000/-** (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 (AMC)** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

REGISTERED CONSULTANT AT AMC, AUDA & GIDC

AHMEDABAD : 803, Satyamev Elite,
Bopal Amli Junction, S.P. Ring Road,
Ahmedabad 380058.

VAPI : 107, Khodiyar Krupa,
Plot No. 165/B1, Nr Vishal Mega Mart,
GIDC, Vapi 396195.

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4. Based on Site Inspection by undersigned on **15-10-2023** date, the Estimated Cost Incurred till date is calculated at **Rs.15,62,58,000/-** (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.54,49,92,000/-** (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

(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 31-05-2023	26,43,00,000/-
2	Cost incurred as on 15-10-2023	5,63,06,900/-
3	Work done in Percentage (as Percentage of the estimated cost)	21.30%
4	Balance Cost to be Incurred (Based on Estimated Cost)	20,79,93,100 /-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	0

Building/Wing bearing Number 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 31-05-2023	20,83,00,000/-
2	Cost incurred as on 15-10-2023	6,53,76,700/-
3	Work done in Percentage (as Percentage of the estimated cost)	31.39%
4	Balance Cost to be Incurred (Based on Estimated Cost)	14,29,23,300/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	0

Building/Wing bearing Number 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 31-05-2023	19,86,50,000/-
2	Cost incurred as on 15-10-2023	3,45,74,400/-
3	Work done in Percentage (as Percentage of the estimated cost)	17.40%
4	Balance Cost to be Incurred (Based on Estimated Cost)	16,40,75,600/-
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	3,00,00,000/-

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BHAUTIK R. SOJITRA

STRUCTURE DESIGN - PROJECT MANAGEMENT - BIM



	Development Works including amenities and Facilities in the layout as on 31-05-2023 date of Registration is	
2	Cost incurred as 15-10-2023	0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	3,00,00,000/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	0

Yours Faithfully,

BHAUTIK R. SOJITRA
(ENGINEER - HIGH RISE)
B-603, Pramukh Residency,
Chala, Vapi. 396191
Lic No.: 1114ERH1008251041
AUDA - 11/08/2020-25

BHAUTIK RAMESHBHAI SOJITRA

Local Authority license no. 1114ERH1008251041

Local Authority License no. valid till (Date) 10/08/2025

***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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