

JIGNESH SEVANTILAL SHAH

509, Iscon Elegance, Nr. Ananaddham Derasar, S. G. Highway, Satellite, Ahmedabad – 380015

Date :

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:24/01/2023

To

Rushabhdev Infraprojects Pvt. Ltd.
509, Iscon Elegance, S. G. Road, Ahmedabad.

Subject: Certificate of Cost Incurred for Development of SHARAN CIRCLE HOMES for Construction of RESIDENTIAL 4 no. of building(s)/ 6 Wing(s) of the 1 phase or for the plotted project, as the case may be, (GujRERA Registration Number) PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA00412/A1M/150620 situated on the Plot bearing C.N. No./CTS No./Survey no. 196/1, 196/2, 196/3 & 196/4 Final Plot no. 2 + 3 + 4, NO. 74

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

F.P. NO. 90/3,142 & 141 to the North 12 Mtr. Road to the South 60 Mtr. Road to the East F. P . 143/2 to the West of Division village CHANDKHEDA taluka SABARMATI District AHMEDABAD PIN 382424 admeasuring 7597 sq.mts. area being developed by Rushabhdev Infraprojects Pvt. Ltd.

Ref: GujRERA Registration Number PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA00412/A1M/150620

Sir,

I/We Jignesh Seantilal Shah have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being Sharan Circle Homes 4 Building(s)/ 6, Wing(s) of the 1 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./Final Plot no.2 + 3 + 4 of Division village Chandkheda taluka Sabarmati District Ahmedabad PIN 382424 admeasuring 7597 sq.mts. area being developed by Rushabhdev Infraprojects Pvt. Ltd.



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Lic No. 001ERL04052710552

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

- (i) M/s./Shri/Smt. H. M. ARCHITECTS as Architect/Engineer
- (ii) M/s./Shri/Smt. BHOOMI CONSULTANTS as Structural Consultant
- (iii) M/s./Shri/Smt. JIGNESH S. SHAH as MEP Consultant
- (iv) M/s./Shri/Smt. JIGNESH S. SHAH as Quantity Surveyor

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 JIGNESH S. SHAH 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.78,00,00,000/- (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 AMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. Based on Site Inspection by undersigned on 31/12/2022 date, the Estimated Cost Incurred till date is calculated at Rs. 84,75,00,000/- (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 AMDAVAD MUNICIPAL CORPORATION is estimated at Rs. NIL/- (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 BLOCK - 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 31.12.2019 date of Registration is	145590869.00
2	Cost incurred as on 31.12.2022	145590869.00
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.00
5	Cost Incurred on Additional/Extra Items as on 31.12.2022 not included in the Estimated Cost (Table –C)	0.00

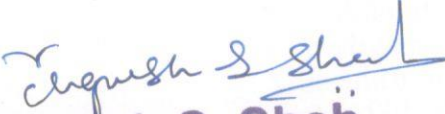

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Table – A
Building/Wing bearing Number BLOCK - B + C + D

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 31.12.2019 date of Registration is	290088764.00
2	Cost incurred as on 31.12.2022	290088764.00
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.00
5	Cost Incurred on Additional/Extra Items as on 31.12.2022 not included in the Estimated Cost (Table –C)	0.00

Table – A
Building/Wing bearing Number BLOCK - E

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 31.12.2019 date of Registration is	140699745.00
2	Cost incurred as on 31.12.2022	140699745.00
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.00
5	Cost Incurred on Additional/Extra Items as on 31.12.2022 not included in the Estimated Cost (Table –C)	0.00

Table – A
Building/Wing bearing Number BLOCK - F

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 31.12.2019 date of Registration is	145397622.00
2	Cost incurred as on 31.12.2022	145397622.00
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.00
5	Cost Incurred on Additional/Extra Items as on 31.12.2022 not included in the Estimated Cost (Table –C)	0.00

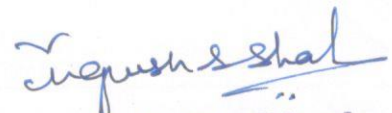
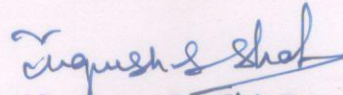

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Table - B
Internal & External Development Works in Respect of the entire Registered Phase

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31.12.2019 date of Registration is	58223000.00
2	Cost incurred as on 31.12.2022	58223000.00
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.00
5	Cost Incurred on Additional/Extra Items as on 31.12.2022 not included in the Estimated Cost (Table -C)	0.00

Yours Faithfully,


Jighesh S. Shah
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 Near Ananddham Derasar
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 Lic No. 001ERL04052710552

Local Authority license no.

Local Authority License no. valid till

***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)

Sr. No.	Items	Cost
1	Increase cost over estimate due to price escalation	67500000