

GAURAV B. PRAJAPATI

5, Krishna Row House, Nr. E.S.I. Hospital, Kalol. Mo.-99099 22441

FORM - 2 ENGINEER'S CERTIFICATE

Date: 06/12/2022

To,
Setu Forum Corporation
Sanskrit Galleria,
1, Shripath Apartment,
Opp. Swati Society,
St. Xaviers' School, Paldi
Ahemdabad - 380009

Subject: Certificate of Cost Incurred for Development of "Sanskrit Galleria" for Construction of 1 building(s), 3 Wing(s), 195 Shops for Commercial phase, as the case may be, GujRERA Registration No. - PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/CAA07073/A1C/100621 situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. 127.

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

Latitude **23 03'10.39"** to the North F.P. No:- 127 to the East Longitude **72 31'58.63"** to the East F.P. No:- **127 Near Subhash Chowk**, Gurukul road, Memnagar, Ahmedabad PIN admeasuring **4276** sq.mts. in FP Scheme No. 127 (Gurukul) area being developed by Setu Forum Corporation.

Ref: GujRERA Registration Number PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/CAA07073/A1C/100621

Sir,
I/We **GAURAV B. PRAJAPATI** have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being **01** Building(s)/ **03** Wing(s) of the Commercial Phase situated on the plot bearing C.N. No./CTS No./Survey no./Final Plot no. 127 of Ahmedabad PIN 380009 admeasuring 4276 sq. mtrs.

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

- (i) M/s ADS Architect Pvt. Ltd. as Architect
- (ii) M/s D. H. PATEL as Structural Consultant
- (iii) M/s TRANSENERGY as MEP Consultant
- (iv) M/s BHARGAV SAVALIYA 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 BHARGAV SAVALIYA quantity Surveyor* appointed by Developer/Engineer and the site inspection carried out by us.

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A-38, Sharda Co. Op. Hou. Soc.,
Panchvati Vistar, Kalol-382721.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 32,00,00,000/- (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 A. M. C. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. Based on Site Inspection by undersigned on December 02, 2022 date, the Estimated Cost Incurred till date is calculated at Rs.30,26,00,000/- (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 A. M. C. (Planning Authority) is estimated at Rs 1,24,00,000/- (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/Wing bearing Number Tower A+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 28/03/2021 date of Registration / Alteration is	30,56,00,000
2	Cost incurred as on 02/12/2022	29,35,22,000
3	Work done in Percentage (as Percentage of the estimated cost).	96.05%
4	Balance Cost to be Incurred (Based on Estimated Cost).	1,20,78,000
5	Cost Incurred on Additional/Extra Items as on 02/12/2022 not included in the Estimated Cost (Table –C).	NIL

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 28/03/2021 date of Registration / Alteration is	1,44,00,000
2	Cost incurred as on 02/12/2022	90,78,000
3	Work done in Percentage (as Percentage of the estimated cost)	63.04%
4	Balance Cost to be Incurred (Based on Estimated Cost)	53,22,000
5	Cost Incurred on Additional/Extra Items as on 02/12/2022 not included in the Estimated Cost (Table –C)	NIL


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Yours Faithfully,
Local Authority License No.- 001ERL05102701217
Local Authority License No. valid till (Date) 5-10-2027

***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

NIL

(Which were not part of the original Estimate of Total Cost)


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