

# Chiragkumar P. Nakrani

[ B.E. Civil ]

**Consulting Civil Engineer**

AUDALic COW- I-00794: ENGINEER: ENGG -01107

AMC Lic COW- 0665210720 : ENGINEER: ENGG - 1183280522

**A-101, Shantiniketan-2, Opp. Platinum Plaza, New India Colony, Nikol, Ahmedabad.**

**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: 31/01/2022

To,  
VENUS INFRASTRUCTURE  
Venus Sky,  
Opp. Deep Bunglows,  
Nr. Watertank, Singarva.

**Subject:** Certificate of Cost Incurred for Development of VENUS SKY for Construction of Block-A, B+C of the (GujRERA Registration Number - PR/GJ/AHMEDABAD/DASKROI/AUDA/RAA05292/180419) Situated On The Plot Bearing R.S.No.57/5, F.P. No.20/5. SINGARVA.

Demarcated by its boundaries F.P.No.20/2 To The North, 12 Mt Road To The South, F.P.20/3 To The East, 9.00 Mt. To The West Of Division Ahmedabad Village Singarva, Taluka- Daskroi, District- Ahmedabad, PIN 382430 Admeasuring Area 2489.00 Sq.Mts. Being Developed By Venus Infrastructure.

Ref: GujRERA Registration Number- PR/GJ/AHMEDABAD/DASKROI/AUDA/RAA05292/180419

Sir,

I Chiragkumar P. Nakrani Have Undertaken Assignment Of Certifying Estimated Cost For The Real Estate Project Proposed To Be Registered Under Gujrera, Being Venus Sky Building Block-A, B+C Situated On The Plot Bearing R.S.No.57/5, F.P. No.20/5 Of Division Ahmedabad Village Singarva, Taluka- Daskroi, District- Ahmedabad, PIN 382430 Admeasuring Area 2489.00 Sq.Mts. Being Developed By Venus Infrastructure.

- Following Technical Professionals Are Appointed By Owner/Promoter:- (As Applicable)
  - M/S/Shri/Smt Savan S Saxena As Architect
  - M/S/Shri/Smt Parekh Viren Dilipbhai As Structural Consultant
  - M/S/Shri/Smt Kamleshbhai M Thummar As MEP Consultant
  - M/S/Shri/Smt Jagdishbhai H Patel 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 Jagdishbhai H Patel 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.10,39,32,000 (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 Urban Development Authority Being The Planning Authority Under Whose Jurisdiction The Aforesaid Project Is Being Implemented.
- Based On Site Inspection By Under Signed On 31/12/2021 Date, The Estimated Cost Incurred Till Date Is Calculated At Rs. 10,39,32,000 (Total Of Table A And B). The Amount Of Estimated Cost Incurred Is Calculated On The Base Of Amount Of Total Estimated Cost.
- 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 Urban Development Authority (Planning Authority) Is Estimated At Rs. 0 (Total Of Table A And B).
- 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;

  
**CHIRAGKUMAR P. NAKRANI (B.E.CIVIL)**  
A-101, Shantiniketan - 2, Nr. Pavilion,  
Nr. Rajhans Cinema, New India Colony Road,  
Nikol, Ahmedabad - 382530  
AUDA LIC NO. : ENGG - 01107  
AUDA LIC. NO. : COW -I-00794

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A-101, Shantiniketan-2, Opp.Platinium Plaza, New India Colony,Nikol, Ahmedabad.

**TABLE – A**

Building/Wing Bearing Number BLOCK –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 02/02/2019 date Of Registration Is               | 33539355         |
| 2      | Actual Cost Incurred As On 31/12/2021                                                            | 33539355         |
| 3      | Work Done In Percentage (As Percentage Of The Estimated Cost)                                    | 100.00%          |
| 4      | Extra Cost Incurred (Based On Estimated Cost)                                                    | 00               |
| 5      | Cost Incurred On Additional/Extra Items As On _____ Not Included In The Estimated Cost (Table-C) | -                |

Building/Wing Bearing Number BLOCK –B+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 02/02/2019 date Of Registration Is               | 67078710         |
| 2      | Actual Cost Incurred As On 31/12/2021                                                            | 67078710         |
| 3      | Work Done In Percentage (As Percentage Of The Estimated Cost)                                    | 100.00%          |
| 4      | Extra Cost Incurred (Based On Estimated Cost)                                                    | 00               |
| 5      | Cost Incurred On Additional/Extra Items As On _____ Not Included In The Estimated Cost (Table-C) | -                |

**TABLE – B**

(To Be Prepared For The Entire Registered Phase Of The Real Estate Project)

| 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 02/02/2019 Date Of Registration Is | 3313935          |
| 2      | Actual Cost Incurred As On 31/12/2021                                                                                                                         | 3313935          |
| 3      | Work Done In Percentage (As Percentage Of The Estimated Cost)                                                                                                 | 100%             |
| 4      | Extra Cost Incurred (Based On Estimated Cost)                                                                                                                 | 00               |
| 5      | Cost Incurred On Additional/Extra Items As On _____ Not Included In The Estimated Cost (Table-C)                                                              | 0                |

*Nakrani*

CHIRAGKUMAR P. NAKRANI (B.E.CIVIL),  
A-101, Shantiniketan - 2, Nr. Pavilion,  
Nr.Rajhans Cinema, New India Colony Road,  
Nikol, Ahmedabad - 382000  
AUDA LIC NO. : ENGG - 01107  
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A-101, Shantiniketan-2, Opp.Platinium Plaza, New India Colony,Nikol, Ahmedabad.

Yours Faithfully,

Signature & Name Of Engineer: Chiragkumar P. Nakrani

Engineer Lic.No.- ENGG-01107

Cow.- COW-I-00794

Local Authority License no. valid till (Date) 28/05/2022

*Nakrani CP*  
CHIRAGKUMAR P. NAKRANI (B.E.CIVIL)  
A-101, Shantiniketan - 2, Nr. Pavilion,  
Nr.Rajhans Cinema, New India Colony Road,  
Nikol, Ahmedabad - 382000  
AUDA LIC NO. : ENGG - 01107  
AUDA LIC. NO. : COW -I-00794

### \*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       | N/A   | N/A  |
| 2       | N/A   | N/A  |