

ENGINEER'S CERTIFICATEDate: 1ST August 2022

To

M/s. MANGALAGURI DEVELOPERS LLP
NEW WADAJ AHMEDABAD

Subject: Certificate of Cost Incurred for Development of project MANGALAGURI RESIDENCY (PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA06086/230919) for Construction of THREE blocks situated on the Plot bearing Survey No. 398, TPS No. 28 (Vadaj), FP No. 851 demarcated by its boundaries 18 Mt Road to the North, Plot No. 396/2/B to the South, Plot to the East and 18 Mt Road to the West of village Vadaj, taluka Sabarmati, District Ahmedabad PIN 380013 admeasuring 6495 Sq mts. area being developed by M/S MANGALAGURI DEVELOPERS LLP.

Ref: GujRERA Registration Number PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA06086/230919 for project Managalaguri Residency

Sir,

I Mr. BHARATKUMAR N VYAS have undertaken assignment of certifying Estimated Cost for the Real Estate Project registered under GujRERA, being three blocks on the Plot bearing Survey No. 398, TPS No. 28 (Vadaj), FP No. 851 demarcated by its boundaries 18 Mt Road to the North, Plot No. 396/2/B to the South, Plot to the East and 18 Mt Road to the West of village Vadaj, taluka Sabarmati, District Ahmedabad PIN 380013 admeasuring 6495 Sq mts. area being developed by M/S MANGALAGURI DEVELOPERS LLP.

- Following technical professionals are appointed by Owner/Promoter: -
 - Shri Pranav Mehta as Architect
 - Shri Vijay Mehta as Structural Consultant
 - Shri NIL as MEP Consultant
 - Shri Mitesh Patel as quantity surveyor
- We have estimated the cost of the completion to obtain 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 Shri Mitesh Patel quantity Surveyor* appointed by Developer 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. 38,00,00,000/- (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 completion certificate for the buildings from the Ahmedabad Urban Development Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
- Based on Site Inspection by undersigned on 30th July 2022, The Estimated Cost Incurred till date is calculated at Rs.38,00,00,000/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
- The Balance Cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Completion Certificate from Ahmedabad Urban Development Authority is estimated at Rs.NIL/- (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;

TABLE – A**Block A +B of the project Mangalagauri Residency**

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost as on 9 th July, 2019 is	10,00,00,000/-
2	Cost incurred as on 29 th July 2022	10,00,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	NA

Block C+D+E the project Mangalagauri Residency

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost as on 9 th July, 2019 is	15,00,00,000/-
2	Cost incurred as on 29 th July 2022	15,00,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	NA

Block F+G of the project Mangalagauri Residency

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost as on 9 th July, 2019 is	10,00,00,000/-
2	Cost incurred as on 29 th July 2022	10,00,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	NA

TABLE – B

Sr. No.	Common Areas and Facilities Amenities	Amounts (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on 9 th July, 2019 is	3,00,00,000/-
2	Cost incurred as on 29 th July 2022	3,00,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL


Yours Faithfully,
Signature of Engineer
(Licence No.....)



***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.

[FORM – 2 (Annexure)]

ENGINEER'S CERTIFICATE FOR QUALITY ASSURANCE

Quality Assurance Certificate for Project (Mangalagauri Residency) Registration Number – PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA06086/230919

(Certificate for application of project Mangalagauri Residency to RERA)

Sir,

I / We BHARATKUMAR N VYAS have undertaken an assignment of supervision of this real estate project.

Our Responsibility

To carry out the work in accordance with the development permission and as per the approved plan and submit certificate of supervision of work and to carry out material testing in-situ or in the NABL approved Lab / GTU affiliated Eng. Colleges & Polytechnic Lab / GICEA Lab and to ensure quality of work and workmanship as per prescribed specifications as per NBC and or other relevant code of practice. The materials used in the project are conforming to the standards stipulated in IS SP21, 2005.

1. Material Testing:

I / We have applied following mandatory checks on the basic materials, used in the construction;

- i. Cement – It has been tested for its fineness, soundness, setting time, compressive strength etc. as per IS code 3535:1986 or as per other relevant IS/BS/NBC code, or as per industry standards and its results are within the permissible limits.
- ii. Coarse Aggregate – It has been tested, for deleterious materials, clay lumps, crushing value, impact value as per IS 2430:1986 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within the permissible limits.
- iii. Bricks / Blocks – They have been tested for water absorption, crushing strength etc. as per IS 5454:1978 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within permissible limits.
- iv. Concrete / Ready-mix Concrete – It has been tested for compressive strength for various periods as per IS 456:2000 and IS 1199 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within permissible limits.
- v. Steel for Concrete – It has been tested as per IS 2062:2011 or as per other relevant IS/BS/NBC code or as per industry standards for tensile strength, elongation and gauge length etc. and its results are within permissible limits.
- vi. Testing of Other Materials – Other materials like sand, crushed sand, floor tiles, fixtures and fittings, pipes and sanitary fittings etc. used in this project conform to relevant IS/BS/NBC code or as per standards laid down by the industry for a particular material.

- vii. Number and Frequency of testing – The materials used are subjected to required tests in prescribed number and frequency.
- viii. Codes of foreign country - Material used in the project for which IS code or standard is not available; the same is tested using relevant code of other country or as per standards laid down by the industry.
- ix. Fire Resistance – The materials/composites used in construction complied to the required fire resistance.
2. Workmanship: I / We hereby certify that work has been carried out under my / our supervision. I / We further certify that workmanship and quality is satisfactory and up to the mark and the work has been acceptable within the permissible limits of deviations as per relevant code of practice.
3. Electrical Materials and Workmanship – Works of all the electrical wiring / connections / lift installation / other electrical installations have been carried out under authorized / registered electrical engineer and its records has been maintained. The materials used conform to the relevant IS / BS / National Building Codes or as per industry standards.
4. Structural Engineer:
- Promoter has engaged structural engineer Mr. VIJAY MEHTA having Licenses no. SD0199190322R3 having office no. 07927431133 cell no. 9427030100. The structural design of buildings in this project has been done under his supervision. I / We have checked the soil report before laying PCC for foundation in consultation with soil consultant. The formwork and concrete mix design have been done as per relevant codes as applicable. His / Her periodic checks and certificates for STABILITY and SAFETY have been kept on record.
- The structural design is carried out considering applicable earthquake and/or wind load for this project and copes with the required fire resistance.
5. Preservation of Records: Record of all test results of this project have been properly kept in the prescribed formats and will be preserved at least up to the defect liability period or for the period as required by any other provision of law.
6. The following materials or any other item of work which were not conforming to the standard specifications and which were not rejected, because of reasons specified hereunder; Not Applicable



Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) with Stamp of Engineer

Local Authority license no. 001ERH17072600047

Local Authority License no. valid till (Date) 17-07-26

