



Umesh Ninama
(B.E Civil) M.Plan (Master of Planning)
Consulting Civil Engineer & Planner

29/343, Yogeshwar appt, Sola Road,
Opp Ghatlodia Police Station,
Naranpura, Ahmedabad - 380063
(M): 9586473949
umesh.ninama@yahoo.com

FORM 2^(S)

ENGINEER'S CERTIFICATE

To,
12/04/2022

Date:

Sparsh Infraspace LLP
B-801, Sankalp Iconic,
B/h. Shivalik Shilp, Iscon Cross Road,
Ahmedabad-380054

Subject: Certificate of Cost Incurred for Development of 'Khushroo Residency' for Construction of the Project, (GujRERA Registration No. PR/ GJ/ AHMEDABAD/ AHMEDABAD CITY/ AUDA/ RAA06627/ 150120 situated on the Plot bearing City Survey No.2654 of Mouje-Shekhpur-Khanpur, Taluka: Sabarmati, Dist.:Ahmedabad in the scheme named "Muslim Co.Op.Hou.Soc.Ltd. which is comprised in Town Planning Scheme No.3/3-4 (Ellisbridge), Final Plot no.301, Sub-Plot No.19 admeasuring 481.59 sq.mtrs. & Sub-Plot No.19/A admeasuring 481.41 sq.mtrs. total admeasuring 963.00 sq.mtrs

Demarcated by its boundaries (latitude 23.031968 and longitude 72.567381 of the end points) Bungalow No.21 to the North; Society Road to the South; Road of Bungalow No.20/A to the East; 12 Mtrs. TP Road to the West; of Mouje: Shekhpur-Khanpur, Taluka: Sabarmati; District: Ahmedabad, PIN 380009 admeasuring 963.00 sq.mts. area being developed by Sparsh Infraspace LLP.

Ref: GujRERA Registration Number: PR/ GJ/ AHMEDABAD/ AHMEDABAD CITY/ AUDA/ RAA06627/ 150120

Sir,

I, Umesh M. Ninama have undertaken assignment of certifying Estimated Cost for the Real Estate Project registered under GujRERA, being Project situated on the plot bearing City Survey No.2654 of Mouje-Shekhpur-Khanpur, Taluka: Sabarmati, Dist.:Ahmedabad in the scheme named "Muslim Co.Op.Hou.Soc.Ltd. which is comprised in Town Planning Scheme No.3/3-4 (Ellisbridge), Final Plot no.301, Sub-Plot No.19 admeasuring 481.59 sq.mtrs. & Sub-Plot No.19/A admeasuring 481.41 sq.mtrs. total admeasuring 963.00 sq.mtrs area being developed by Sparsh Infraspace LLP.

1. Following technical professionals are appointed by Sparsh Infraspace LLP

- (i) Mr. Hemal Tamboli as Architect
- (ii) Mr. Nilang P. Vaidya as Structural Consultant
- (iii) Mr. Umesh M. Ninama as Clerk or Works
- (iv) Mr. Hardik Kunjadiya as Quantity Surveyor

UMESH NINAMA
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Ahmedabad - 380063.
Eng.Lic.No. : Er0961110923 R1

PAN NO.ANRPN4240M



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2. We have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied works 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 Mr. Hardik Kunjadiya Quantity Surveyor appointed by Developer and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the buildings of the aforesaid project under reference as Rs.4,90,00,000/- (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 buildings from the Ahmedabad Municipal Corporation (AMC) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. Based on Site Inspection by undersigned on 11/04/2022, the Estimated Cost Incurred till date is calculated at Rs.6,15,16,800/- (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 Buildings of the subject project to obtain Occupation Certificate/Completion Certificate from Ahmedabad Municipal Corporation (AMC) (Planning Authority) is estimated at Rs.0/- (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

Sr. No	Particulars	Amount (in Rs)
1	Total Estimated Cost of the Project as on date of Registration is	46000000
2	Cost incurred as on 15/10/2021	57800000
3	Work done in Percentage (as percentage of the estimated cost)	125.65%
4	Balance cost to be Incurred (Based on Estimated Cost)	-11800000
5	Cost incurred on Additiona/Extra Items as on 15/10/2021 not included in the Estimated Cost (Table - C)	N.A.

Table - B

Sr. No	Common areas and Facilities Amenities	Amount (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including Amenities and Facilities in the layout as on date of Registration is	3000000

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2	Cost incurred as on 15/10/2021	3716800
3	Work done in Percentage (as percentage of the estimated cost)	123.89%
4	Balance cost to be Incurred (Based on Estimated Cost)	-716800
5	Cost incurred on Additiona/Extra Items as on 15/10/2021 not included in the Estimated Cost (Table - C)	N.A.

Yours Faithfully,

UMESH M. NINAMA
(B.E.Civil)

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Eng.Lic.No. : ER0961110923 R1

MR. UMESH M. NINAMA

Local Authority Licence No. ER0961110923R1

Local Authority Licence No. valid till 11/09/2023

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	<Item 1>	N.A.
2	<Insert items here>	N.A.