

BHARGAV. D. PANDYA

B. E. CIVIL

Consulting Civil Engineer, Approved Municipal Planner & Structural Designer
29/347, Darshan Apartment, Naranpura, AHMEDABAD - 380 013.

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: 3/11/2023

To

RIPAM RESIDENCY

Address Survey No. 251/2, F. P. No. 33,
T. P. No. 66/a, Opp. Kaligam Lake,
B/h Khodiyar Tample, New Ranip,
Ahmedabad- 382480

Subject: Certificate of cost incurred for development of **Ripam Residency** for construction of **1** Buildings(Block **A+B**)/(Wings) of the entire Phase or for the plotted project as the case may be (Gujarat RERA Registration Number : PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA06765/110220) situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no **33**

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

Land of F.P.no-34 to the North,**AMC Received Plot** to the South,**Road** to the East,**12 mtrs T.P. Road** to the West, of Division village **Ranip**taluka **Sabarmati** District **Ahmedabad** PIN **382480** admeasuring **1396** sq.mts. area being developed by **Ripam Residency**

Ref : GUJRERA Registration Number : PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA06765/110220

Sir,

I/We **Bhargav D. Pandya** have undertaken assignment of certifying Estimated Cost for Real Estate Project Proposed to be registered under GujRERA beaing **1** Building (Block **A+B**)/ --Wing(s) of the Phase or for the plots of plotted project as the case may be, situated on the plot bearing C.N. No./CTS No./Survey no./Final Plot no. **33** of Division -----village **Ranip** taluka **Sabarmati** District **Ahmedabad** PIN **382480** admeasuring **1396** sq.mts. being developed by **Ripam Residency**

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

- (i) M/s./Shri/Smt. **Pranav P. Mehta** as Architect
- (ii) M/s./Shri/Smt. **Jayesh B. Patel** as Structural Consultant
- (iii) M/s./Shri/Smt. **NA** as MEP Consultant
- (iv) M/s./Shri/Smt. **Bhargav D. Pandya** 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 D. Pandya** quantity Surveyor* appointed by Developer/Engineer and the site inspection carried out by us.

Bhargav D. Pandya
Engineer B.E. (Civil)
29/347, Darshan Apt.,
Nr. Telephone Exchange,
Naranpura, Ahmedabad.
AMC LIC No. : 001ER21102401010

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3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.6,75,00,000/-** (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 31/10/2023 date, The Estimated Cost Incurred till date is calculated at **Rs.6,75,00,000/-** (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 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

Building/Wing bearing Number 'A+B' or called _____
(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 01/01/2020 date of Registration is	5,75,00,000
2	Cost incurred as on 31/10/2022	5,75,00,000
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0
5	Cost Incurred on Additional/Extra Items as on 31/10/2023 not included in the Estimated Cost (Table –C)	NIL


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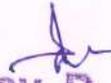
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TABLE - B

(Internal & External development for in respect of entire register phases)

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 01/01/2020 date of Registration is	1,00,00,000
2	Cost incurred as on 31/10/2023	10000000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0
5	Cost Incurred on Additional/Extra Items as on 31/10/2023 not included in the Estimated Cost (Table -C)	NIL

Yours Faithfully,
Signature & Name (IN BLOCK LETTERS) with Stamp of Engineer
Local Authority license no. 001ER21102401010
Local Authority License no. valid till (Date) 21/10/2024


Bhargav D. Pandya
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***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)

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[FORM-2 (Annexure)]

ENGINEER'S CERTIFICATE FOR QUALITY ASSURANCE

Quality Assurance Certificate for Project Registration Number-
PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA06765/110220

(Certificate for quarter ending Q-E)

Sir,

I/We Bhargav D Pandya have undertaken an assignment of supervision of this real estate project.

- **Our Responsibility**

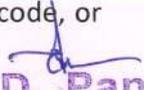
To carry out the work in accordance with the development permission and as per the approved plan and submit certificate of supervision of work and to carry out material testing in-situ or in the NABL approved Lab/GTU affiliated Eng. Colleges & Polytechnic Lab/GICEA Lab and to ensure quality of work and 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.


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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 and its results are 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-

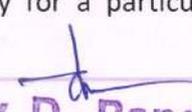
It has been tested for compressive strength for various periods as per IS 456:2000 and IS 1199 or as per other relevant IS/BS/NBS code or as per industry standards and its results are within permissible limits.

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 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. (List out all items) used in this project conform to relevant IS/BS/NBC code or as per standards laid down by the industry for a particular material.


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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 :

Promotor has engaged structural engineer Mr. Jayesh B. Patel having Licenses No. 0072060821 having office no. 1st Floor, Indian Bank Building, Vijaynagar, Naranpura, Ahmedabad - 380013 Cell no. 9879230815.

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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 or 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 and 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 specified hereunder;

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Yours Faithfully,


Bhargav D. Pandya
Engineer B.E. (Civil)
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Naranpura, Ahmedabad.
AMC LIC No. : 001ER21102401010

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

Local Authority license No. 001ER21102401010

Local Authority License No. valid till (Date) 21/10/2024