

FORM 2
ENGINEER'S CERTIFICATE

Date :- 02-12-2021

To ,
ISHVAR DEVELOPERS
Survey No.263, Kalubhai ni vadi,
Nr. Haveli , Opp. Sunrise Park,
Nikol, Asarwa,
Ahmedabad-382350.

Subject: Certificate of Cost Incurred for Development of "ISHVAR ICON" for Construction of **Block A+B+C and D+E**, building (**PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA05038/130319**) situated on the Plot bearing Block/Survey No. 263, FP No. 32, TP No.103, demarcated by its boundaries (latitude and longitude of the end points) 22.304401 to the North 22.304073 to the South 22.304237 to the East 22.304201 to the West of Division, Village- Nikol, Taluka- Asarwa, District- Ahmedabad, PIN -382350 admeasuring 4432 sq.mts. area being developed by **M/s. ISHVAR DEVELOPERS**.

Ref: **GujRERA Registration Number –(PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA05038/130319)**

Sir,

I **KIRAN PATEL** have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under (**PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA05038/130319**), being Block-A+B+C and D+E, Building situated on the plot bearing Block/Survey No. 263, FP No. 32, TP No.103, Village- Nikol, Taluka- Asarwa, District- Ahmedabad, PIN -382350 admeasuring 4432 sq.mts. area being developed by **M/s. ISHVAR DEVELOPERS**.

1. Following technical professionals are appointed by Owner/Promoter:- **ISHVAR DEVELOPERS**

- (i) M/s/Shri/Smt **SIDDHARTH V. PATEL** as Architect/Engineer
- (ii) M/s/Shri/Smt **NARENDRA PATEL** as Structural Consultant
- (iii) M/s/Shri/Smt _____ as MEP Consultant
- (iv) M/s/Shri/Smt **SURAJ DOBARIYA** 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 **SURAJ DOBARIYA** quantity Surveyor* appointed by Developer/Engineer and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 18,79,75,000/-** (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 **AMC** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.



411, Platinum Plaza, Opp. Pavilion Mall, Nikol, Ahmedabad - 382 350.



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411-Platinum Plaza, Opp. Rajhans,
Cinemas, Nikol, Ahmedabad.

4. Based on site inspection by undersigned on **30/11/2021** the Estimated Cost Incurred till date is calculated at **Rs. 18,79,75,000/-** (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** 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+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 03-01-2019 date of Registration	9,06,50,000/-
2	Cost incurred as on 30/11/2021	9,06,50,000/-
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 _____ not included in the Estimated Cost (Table –C)	-

Building/Wing bearing Number- D+E
(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 03-01-2019 date of Registration	8,41,65,000/-
2	Cost incurred as on 30/11/2021	8,41,65,000/-
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 _____ not included in the Estimated Cost (Table –C)	-


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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 03-01-2019 date of Registration	1,31,60,000/-
2	Cost incurred as on 30/11/2021	1,31,60,000/-
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 _____ not included in the Estimated Cost (Table –C)	-

Yours Faithfully,

KIRAN PATEL

Local Authority license no. 001ERH27052500748

Local Authority License no. valid till 27/05/2025


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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)