



SAKAR

ASSOCIATES

FORM - 2(5)

ARCHITECTS & ENGINEERS

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 13/02/2021

To

KGN HEIGHTS

242 opp Al Rehan flat

Danilimda Ahmedabad.

Subject: Certificate of Cost incurred for Development of **KGN HEIGHTS** Construction of **1** building(s) **1** wing(s) of the **1** phase or for the plotted project, as the case may be, (PR/GJ/AHMEDABAD/AHMEABAD CITY/AUDA/MAA05471/180519) situated on the Plot bearing City Survey No **242 DANILIMDA -36**

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

30'0" Wide Road to the North, 60'0" wide Road to the South, Drainage Pumping Station to the East & 60'0" wide Road to the West of Division Gamthal Village Danilimda – 36 taluka Ahmedabad District Ahmedabad PIN 380028 admeasuring 517.47 Sq. mts. Area being developed by Kgn Heights.

Ref: GujRERA Registration Number

PR/GJ/AHMEDABAD/AHMEABAD CITY/AUDA/MAA05471/180519

Sir,

I /we Parag Shah have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under Guj RERA, being 1 building(s) 1 wing(s) of the 1 phase or for the plots of the plotted project as the case may be , situated on the Plot bearing City Survey No 242 of Division Gamthal Village Danilimda-36 taluka Ahmedabad District Ahmedabad PIN 380028 admeasuring 517.47 Sq. mts. Area being developed by (Owner/Promoter) KGN HEIGHTS

1. Following technical professionals are appointed by Owner/ Promoter:- (as applicable)
 - I. ~~M/s/ Shri/ Smt~~ SAKAR ASSOCIATES as Architect
 - II. ~~M/s/ Shri/ Smt~~ SAKAR ASSOCIATES as Structural Consultant
 - III. ~~M/s/ Shri/ Smt~~ JIBRAAN AND CO as MEP Consultant
 - IV. ~~M/s/ Shri/ Smt~~ GOLDEN ASSOCIATES 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 calculate by Golden Associates 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. **2,08,32,000.00** (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 Certificate/ Completion Certificate for the building(s) from the AMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. Based on Site Inspection by undersigned on 08/02/2021 date, the Estimated Cost Incurred till date is calculated at Rs. **180,25,000/-** (excluding Land Cost) (Total of Table A and B).The amount of Estimated Cost Incurred is calculated on the base of Amount of Estimated Cost.
5. The Balance Cost of Completion of Civil, MEP and Allied works of the Building(s) of the subject Project Certificate/ Completion Certificate from SAKAR ASSOCIATES (Planning Authority) is estimated at Rs. **28,07,000/-** (Total of Table A and B)

6. I certify that the Cost of Civil, MEP and Allied works 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 1 or called Kgn heights
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr.No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on date of Registration is	2,03,00,000.00
2	Cost incurred as on 31/01/2021	180,25,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	90.00
4	Balance Cost to be incurred (Based on Estimated Cost)	22,75,000.00
5	Cost Incurred on Additional / Extra Items as on 29/02/2020 not included in the Estimated cost (Table C)	Nil

TABLE – B

Internal & External Development Works in Respect of the entire Registered Phase

Sr.No	Particulars	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	5,32,000.00
2	Cost incurred as on 31/01/2021	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00
4	Balance Cost to be incurred (Based on Estimated Cost)	5,32,000.00
5	Cost Incurred on Additional / Extra Items as on not included in the Estimated cost (Table C)	Nil

Yours faithfully,

PARAG M. SHAH
Structural Engineer (Grade 2)
AMC Licence No. SD0374170722R1

Signature & Name (IN BLOCK LETTERS) : PARAG M SHAH

Local Authority License no. SD0374170722R1

Local Authority License no valid till (Date) .17/07/2022

***Note**

1. The scope of work is to be 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 - Nil

(which were not part of the original Estimate of Total Cost)

[FORM – 2 (Annexure)]

ENGINEER'S CERTIFICATE FOR QUALITY ASSURANCE

Quality Assurance Certificate for Project Registration Number

PR/GJ/AHMEDABAD/AHMEABADCITY/AUDA/MAA05471/180519

(Certificate for the quarter ending 31/01/2021)

Sir,

I / We Parag Shah 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. (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.

vii. Number and Frequency of testing

The materials used are subjected to required tests in prescribed number and frequency.

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;

Yours Faithfully,

PARAG M. SHAH
Structural Designer (Grade-I)
AMC LIC NO.:SD0374170722R1

psht

Signature & Name (IN BLOCK LETTERS) : PARAG M SHAH

Local Authority License no. SD0374170722R1

Local Authority License no valid till (Date) .17/07/2022