

KINAL.D.SONI

C-28 Sudarshan Tower Nr Nirant Park Sun-N-Step Road Thaltej
Ahmedabad-380059

ENGINEER'S CERTIFICATE

Date: 11/11/2020

To
M/s Yashvi Infrabuild
202, PAVAPURI APARTMENT
PANCHSHEEL, USMANPURA-380014

Subject: Certificate of Percentage of Completion of Construction Work of 1 No. of Building of the project PANCHSEEL AAGAM, GUJRERA NO.- PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA07238/210620, situated on the Plot bearing T.P. NO.-3, F.P.- 933/8 + 933/9 + 933/10 demarcated by its boundaries (latitude and longitude of the end points)-

Longitude- 23°00'35.9"N

Latitude- 72°33'58.7"E to NORTH

Longitude-23°00'34.2"N

Latitude- 72°33'58.6"E TO SOUTH

Longitude- 23°00'34.9"N

Latitude-72°33'58.3"E TO WEST

Longitude-23°00'34.7"N

Latitude-72°33'59.7"E TO EAST

T.P. road to the North, Plot no. 933/7 to the South, Survey Plot No. (933/11 933/12 933/13) to the East, 20 ft society road to the West, of Village PALDI, Taluka SABARMATI, District Ahmadabad PIN 380004 admeasuring (358+358+400) sq.mts. area being developed by M/s Yashvi Infrabuild.

Survey Plot No. 1155 to East, Survey Plot No. 1214 and 1215/1 13 to the West, Survey Plot No. 1212 to the North, T.P. Road to the South being developed by M/s Yashvi Infrabuild

Ref: GujRERA Registration Number PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA07238/210620

Sir,

I Kinal D. Soni have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 1 building of the project, GUJRERA NO.- PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA07238/210620 situated on on the Plot bearing T.P. NO.- 23, F.P.-174 demarcated by its boundaries (latitude and longitude of the end points) Survey Plot No. 1212 to the North T.P. Road to the South Survey Plot No. 1155 to the East Survey Plot No. 1214 and 1215/1 to the West of Village ACHER, Taluka SABARMATI, District Ahmadabad PIN 380005 admeasuring 421.49 sq.mts. Area being developed by M/s Yashvi Infrabuild.

1. Following technical professionals are appointed by Owner/Promoter:- (as applicable)
 - (i) Smt Vimarsh Pandya as Architect.
 - (ii) Shri Chippa Ahmedhusein Yusufbhai as Structural Consultant.
 - (iii) M/s./Shri/Smt. Not Applicable as MEP Consultant
 - (iv) Shri Rahi Jain as Quantity Surveyor*

KINAL D. SONI B.E. (CIVIL)
C-28, Sudarshan Tower,
Nr. Nirant Park, Sun-N-Step Road,
Thaltej, AHMEDABAD-380059.
LIC No. : A.M.C. ER-0804040821 R1

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 RAHI JAIN 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. 1,97,60,000/- (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 Ahmedabad Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. Based on Site Inspection by undersigned on 10/11/2020 date, The Estimated Cost Incurred till date is calculated at Rs. 2,10,00,000/- (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 Ahmedabad Municipal Corporation (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
(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 10/11/2020 date of Registration is	1,65,00,000/-
2	Cost incurred as on 10/11/2020	1,65,00,000/-
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 10/11/2020 not included in the Estimated Cost (Table –C)	10,00,000

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 10/11/2020 date of Registration is	32,60,000/-
2	Cost Incurred as on 10/11/2020	32,60,000/-
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 10/11/2020 not included in the Estimated Cost (Table –C)	2,40,000/-

Yours Faithfully,
Signature of Engineer
Kinal D. Soni
(Licence No.....)


KINAL D. SONI B.E. (CIVIL)
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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.
6. The total cost incurred till the receiving the building usage certificate is on higher side than the total cost estimated at the beginning of the project registration and hence this is in the normal course of construction activity and not for any changes in any construction plan or extra amenities.

Table –C
List of Extra/Additional Items executed with Cost
(Which were not parts of the original Estimate of Total Cost)

Building/Wing bearing Number A+B
(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 10/11/2020	10,00,000/-
2	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on 10/11/2020	2,40,000/-
	Total	12,40,000/-