

FORM - 2

(See Regulation 3)

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: 27/05/2021

To

Panchtara Construction LLP.
D-102, Kasturi Niwas, Science City Road,
Sola,
Ahmedabad - 380060

Subject: Certificate of Cost Incurred for Development of 'TIRTH GRANDEUR' for Construction of 1 building(s)/Wing(s) of the phase or for the plotted project, as the case may be, (Gujarat RERA Registration Number PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA01859/EX1/A1R/090321) situated on the Plot bearing Final Plot no 280

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

Latitude:- 23° 00' 38.65" N Longitude:- 72° 33' 30.46" E to the North

Latitude:- 23° 00' 38.01" N Longitude:- 72° 33' 30.60" E to the South

Latitude:- 23° 00' 38.48" N Longitude:- 72° 33' 31.19" E to the East

Latitude:- 23° 00' 38.22" N Longitude:- 72° 33' 29.79" E to the West

of Division TPS No. 6 (Paldi), village Paldi, taluka Sabarmati, District Ahmedabad Gujarat PIN 380007 admeasuring 815 sq.mts. area being developed by Panchtara Construction LLP. Ref: Guj RERA Registration Number PR/GJ/AHMEDABAD/ AHMEDABAD CITY/AUDA/RAA01859/EX1/A1R/090321

Sir,

I HARISHKUMAR PANCHAL have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 1 Building(s)/Wing(s) of the project as the case may be, situated on the plot bearing Final Plot no. 280 of division TPS No. 6 (Paldi), village Paldi, taluka Sabarmati, District Ahmedabad Gujarat PIN 380007 admeasuring 815 sq.mts. area being developed by Panchtara Construction LLP.

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

- (i) Shri Dipan R. Appa as Architect/Engineer
- (ii) Shri Achalbhai Parikh as Structural Consultant
- (iii) MEP Consultant - N/A.
- (i) Shri Harish Panchal as Quantity Surveyor

2. I 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 quantity Surveyor* appointed by Panchtara Construction LLP. and the site inspection carried out by us.



HARISHKUMAR G. PANCHAL

B.E. (CIVIL)

G-43, Taxshshila Appartment, Premchandnagar Road,

Vastrapur, Ahmedabad-380 015.

Mobile : 9825411773

3. I estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 42,100,000 (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 _being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. Based on Site Inspection by undersigned on 30/04/2021 date, the Estimated Cost Incurred till date is calculated at Rs. 44,753,883/- (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_(Planning Authority) is estimated at Rs. (-)2,653,883/- (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 called Tirth Grandeur
(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 date of Registration is	39,100,000
2	Cost incurred as on 30/04/2021	41,753,883
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	---
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table -C)	-



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

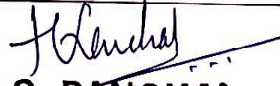
Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	3,000,000
2	Cost incurred as on 30/04/2021	3,000,000
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	---
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table -C)	-

Yours Faithfully,

Signature & Name (ENGINEER) with Stamp of Engineer

Local Authority license no.

Local Authority License no. valid till (Date) 02/01/2024


H. G. PANCHAL
AMC-ER-1328020124
G/43, Taxshila Apartment,
Nr. Pushpdhanva Bunglow,
Vastrapur, Ahmedabad-380015.

***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.