

C-602, RATNAKAR III, Nr. PrernaTirthBunglows, Nr. Jodhpur Gam, Ahmedabad-15. (M) 98250 83323

FORM – 2⁽⁵⁾**(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: 12-01-2023

To,

GANESH INFRA**19-20 SACHIN PARK SOCIETY,****NR SUBHADA COLONY JODHPUR GAM ROAD,****SATELLITE, GUJARAT-380015**

Subject: Certificate of Cost Incurred for Development of **GANESH ELEGENCE** for Construction of **2.No.** of Building(s)/ **2** Wing(s) of the **ENTIRE** Phase of the Project (Gujarat RERA Registration No.: **PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA07030/220520**) situated bearing C.N.NO./ CTS No./Survey/Final Plot No.**1208/1/Draft T.P.Scheme. 221 (Oganaj-Sola-Bhadaj).**

Demarcated by its boundaries (latitude and longitude of the end points) "**12 Mtr T.P. Road**" to the North "**Final Plot No. 1209**" to the South "**Final Plot No. 1199/2**" to the East "**Final Plot No. 1188**" to the West of Division **BHADAJ** Village **BHADAJ** Taluka **GHATLODIA** District **AHMEDABAD** PIN **380060** admeasuring **2375.00** sq.mts. area being developed by **GANESH INFRA.**

Ref: GujRERA Registration Number **PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA07030/220520**

Sir,

I **BIPIN AGARWAL** have undertaken assignment of certifying Estimated cost for the real estate Project proposed to be registered under GujRERA. Being **2.No.** of Building(s)/ **2** Wing(s) of the **ENTIRE** Phase or for the plots of the plotted project, as the case may be, situated on the Plot bearing C.N.NO./ CTS No./Survey/Final Plot No.**1208/1/Draft T.P.Scheme. 221 (Oganaj-Sola-Bhadaj)** of West of Division **BHADAJ** Village **BHADAJ** Taluka **GHATLODIA** District **AHMEDABAD** PIN **380060** admeasuring **2375.00** sq.mts. area being developed by **GANESH INFRA.**

1. Following technical professionals are appointed by Owner/Promoter:- (as applicable)
 - (i) M/s./Shri/Smt. **MANUBHAI RAYCHANDDAS PATEL** as Architect
 - (ii) M/s./Shri/Smt. **BIPIN AGARWAL** as Structural Consultant
 - (iii) M/s./Shri/Smt. **NA** as MEP Consultant
 - (iv) M/s./Shri/Smt. **PANKAJ K. PATEL** 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 **PANKAJ K. PATEL** quantity Surveyor* appointed by Developer/Engineer and the site inspection carried out by us.

Bipin
BIPIN AGARWAL
AMC ENGINEER
LIC No. 001ERH16082600164
C/602 Ratnakar-III
Ahmadabad-15

- 3 We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 16,00,00,000/-** (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 **AMC** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
- 4 Based on Site Inspection by Under Signed on **15-12-2022** The Estimated Cost Incurred till date is calculated at **Rs. 14,06,93,000/-** (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. 1,93,07,000/-** (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 BLOCK-A
(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 22-05-2020 date of Registration is	7,45,00,000/-
2	Cost incurred as on 15-12-2022	6,52,32,200/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	92,67,800/-
5	Cost Incurred on Additional/Extra Items as on 15-12-2022 not included in the Estimated Cost (Table –C)	NA

TABLE – A
Building/Wing bearing Number BLOCK-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 22-05-2020 date of Registration is	7,75,00,000/-
2	Cost incurred as on 15-12-2022	6,86,96,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	88,04,000/-
5	Cost Incurred on Additional/Extra Items as on 15-12-2022 not included in the Estimated Cost (Table –C)	NA


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 C/602 Ratnakar-III
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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 22-05-2020 date of Registration is	80,00,000/-
2	Cost incurred as on 15-12-2022	67,84,800/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	12,35,200/-
5	Cost Incurred on Additional/Extra Items as on 15-12-2022 not included in the Estimated Cost (Table –C)	NA

Yours Faithfully,



Signature & Name

BIPIN AGARWAL

Local Authority License no. **ER001ERH16082600164**

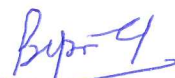
Local Authority License no. Valid till (date) **16-08-2026**

***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. **At the time of Registration we have estimated the construction cost (As mentioned in para-3) but now we have completed the construction and Obtained the B.U. Certificate and amount is incurred (As mentioned in Para-4) so kindly consider the same.**

Table –C

List of Extra/Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)


BIPIN AGARWAL
AMC ENGINEER
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C/602, Rameshkar-III
Satellite, A'bad-15