



FORM - 2⁽⁵⁾

(See Regulation 3)

ENGINEER'S CERTIFICATE

Date: 19/06/2021

To,
SHINE INFRA
Block-E, Bunglow No-9,
Survey No-42,46, Swarnim Villa,
Opp. BSNL office, SG Highway
Chharodi, Ahmedabad - 382470

Subject: Certificate of Cost Incurred for Development of "SHINE SWASTI" (Gujarat RERA Registration Number _____) situated on the Plot bearing Block/ Survey No. 30/1, Final Plot No. 41/1 demarcated by its boundaries (latitude and longitude of the end points) 23.0719.2, " to the North . 23.121986 to the South 72.3325.3" to the East 72.5564848" to the West of Division TP. 65, Village Tragad, taluka Ghatlodiya, District Ahmedabad, PIN 382470, admeasuring 3946 sq.mts. Area being developed by SHINE INFRA.

Ref: GujRERA Registration Number _____

Sir,

I Prabhakar Maheshkumar M have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 2 Building(s) of the 1st Phase or for the plots of the plotted project as the case may be, situated on the plot bearing Survey no. 30/1 Final Plot no. 41/1, TP. 65, Village Tragad, Taluka Daskroi, District Ahmedabad, PIN 382470, admeasuring 3946 sq.mts. area being developed by Shine Infra as per the approved plan.

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

- (i) M/s S R Design & Construction as Architect
- (ii) Shri Bhavik R Sudani as Structural Consultant
- (iii) Shri Jignesh Panchal as MEP Consultant
- (iv) Shri Self as Quantity Surveyor*


MAHESH M. PRABHAKAR
(B.E. Civil)
AMC ER-0619121121 R2 Dt. 19-11-2016
60/804, Prakashdeep Appt.,
B/h. Vyasvadi, Nava Vada,
AHMEDABAD-380013



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 Self 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. 25,50,00,000 (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 undersigned on 17-06-2021 date, the Estimated Cost Incurred till date is calculated at Rs. 32,50,000 (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. 25,17,50,000 (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 bearing Number 1 or called Block A Shine Swasti
(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 <u>17-06-2021</u> date of Registration is	12,50,00,000
2	Cost incurred as on <u>17-06-2021</u>	19,50,000


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(B.E. Civil)

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3	Work done in Percentage (as Percentage of the estimated cost)	1.66%
4	Balance Cost to be Incurred (Based on Estimated Cost)	12,30,50,000
5	Cost Incurred on Additional/Extra Items as on <u>17-06-2021</u> not included in the Estimated Cost (Table -C)	0

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TABLE - A
Building bearing Number 1 or called Block B Shine Swasti
(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 <u>17-06-2021</u> <u>date of Registration is</u>	11,25,00,000
2	Cost incurred as on <u>17-06-2021</u>	13,00,000
3	Work done in Percentage (as Percentage of the estimated cost)	1.16%
4	Balance Cost to be Incurred (Based on Estimated Cost)	11,12,00,000
5	Cost Incurred on Additional/Extra Items as on <u>17-06-2021</u> not included in the Estimated Cost (Table -C)	0

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 <u>17-06-2021</u> <u>date of registration</u>	1,75,00,000
2	Cost incurred as on 17-06-2021	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,75,00,000
5	Cost Incurred on Additional/Extra Items as on 17-06-2021 not included in the Estimated Cost (Table -C)	Nil

Yours Faithfully,

*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

Signature

MAHESH M. PRABHAKAR
(B.E. Civil)

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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.

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)


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