

# **KINAL.D.SONI**

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

**FORM – 2**

## **ENGINEER'S CERTIFICATE**

**(To be submitted at the time of Quarterly Updation of Ongoing Project and for withdrawal of Money from Designated Account – Project wise)**

**Date: 25<sup>th</sup> Nov, 2021**

To  
Sheetal Infrastructure Private Limited  
25, 4<sup>th</sup> Floor, Shukan Mall,  
Nr, Rajasthan Hospital,  
Shahibaug, Ahmedabad

Subject: Certificate of Cost Incurred for Development of project **GHARANA** for Construction of **Block-A and Block-B** wings of **2 Nos.** of Building of the First and Final phase (**GujRERA Registration Number- To be Applied**) situated on the amalgamated Plot bearing **F.P. No. 16/1, 22/2, and 30 (MOJE VEJALPUR R.S. NO. 1012/1, 1017/2, and 1025 AND MOJE JODHPUR R.S. NO. 339/1 344/2 and 352)** demarcated by its boundaries **12 meter T.P.S. Road** to the North **Final Plot No. 22/1** to the South **Final Plot No. 14 and Final Plot No. 32** to the East **18 meter T.P.S. Road** to the West of Moje **JODHPUR T.P. Scheme No. 51** taluka **VEJALPUR** District **AHMEDABAD** PIN **380058** admeasuring in total **4,250 sq.mts.** area being developed by **SHEETAL INFRASTRUCTURE PRIVATE LIMITED.**

Ref : GujRERA Registration Number :- **To be Applied**

Sir,

I **Kinal D Soni** have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA being **Block-A and Block-B Wings of 2 Nos.** Buildings of the First and Final Phase situated on the amalgamated Plot bearing **F.P. No. 16/1, 22/2, and 30 (MOJE VEJALPUR R.S. NO. 1012/1, 1017/2, and 1025 AND MOJE JODHPUR R.S. NO. 339/1 344/2 and 352)** demarcated by its boundaries **12 meter T.P.S. Road** to the North **Final Plot No. 22/1** to the South **Final Plot No. 14 and Final Plot No. 32** to the East **18 meter T.P.S. Road** to the West of Moje **JODHPUR T.P. Scheme No. 51** taluka **VEJALPUR** District **AHMEDABAD** PIN **380058** admeasuring in total **4,250 sq.mts.** area being developed by **SHEETAL INFRASTRUCTURE PRIVATE LIMITED.**

1. Following technical professionals are appointed by Sheetal Infrastructure Private Limited:

- |  |   |
|--|---|
| (i) <b>M/s. ADS Architect Pvt. Ltd.</b>                                    | as Architect                                |
| (ii) <b>M/s. Ducon Consultants Pvt. Ltd.</b><br><b>c/o Jayesh D Pandya</b> | as Structural Consultant                    |
| (iii) <b>M/s. Ravi Engineering Corporation</b>                             | as MEP Consultant (Plumbing)                |
| (iv) <b>M/s. Antech Consultants &amp; Engineers</b>                        | as MEP Consultant (Electrical)              |
| (v) <b>Shri . Milin Parikh</b>   | as Quantity Surveyor (Office of Engineer) * |

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) (**Block-A and Block-B**) of the

**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. 001ERH04082600804



**Gharana project.** My 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 Mr. Milin Parikh quantity Surveyor\* appointed by Developer and the site inspection carried out by us.

3. I estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. **125,00,00,000/-** (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 Ahmedabad Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. Based on Site Inspection by undersigned on **15<sup>th</sup> Nov, 2021** the Estimated Cost Incurred till **15<sup>th</sup> Nov, 2021** is calculated at Rs. **1,35,00,000/-** (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) (**Block-A and Block-B**) of the subject project to obtain Occupation Certificate/Completion Certificate from Ahmedabad Municipal Corporation (Planning Authority) is estimated at Rs. **123,65,00,000/-** (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 **15<sup>th</sup> Nov, 2021** is as given in Table A and B below;

TABLE – A  
Wing bearing Number **Block-A**

Sr. No.	Particulars	Amounts (In Rs.) (Block-A)
1	Total Estimated Cost of the wing <b>Block-A</b> as on <b>15<sup>th</sup> Nov, 2021</b> date of Registration is To be Applied	55,00,00,000/-
2	Cost incurred as on <b>15<sup>th</sup> Nov, 2021</b>	67,50,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	1.23%
4	Balance Cost to be Incurred (Based on Estimated Cost)	54,32,50,000
5	Cost Incurred on Additional/Extra Items as on <b>15<sup>th</sup> Nov, 2021</b> not included in the Estimated Cost (Table –C)	-

Wing bearing Number **Block-B**

Sr. No.	Particulars	Amounts (In Rs.) (Block-B)
1	Total Estimated Cost of the wing <b>Block-A</b> as on <b>15<sup>th</sup> Nov, 2021</b> date of Registration is To be Applied	55,00,00,000/-
2	Cost incurred as on <b>15<sup>th</sup> Nov, 2021</b>	67,50,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	1.23%

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4	Balance Cost to be Incurred (Based on Estimated Cost)	54,32,50,000
5	Cost Incurred on Additional/Extra Items as on <b>15<sup>th</sup> Nov,2021</b> not included in the Estimated Cost (Table –C)	-

**TABLE – B**

Internal & External Development Works in Respect of Wings bearing Number **Block-A and Block-B**

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 <b>15<sup>th</sup> Nov,2021</b> - date of Registration is To Be Applied	15,00,00,000/-
2	Cost incurred as on <b>15<sup>th</sup> Nov,2021</b>	Nil
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	15,00,00,000/-
5	Cost Incurred on Additional/Extra Items as on <b>15<sup>th</sup> Nov,2021</b> not included in the Estimated Cost (Table –C)	Nil

Yours Faithfully,

**KINAL D SONI**

**SIGNATURE OF ENGINEER**

(License No. A.M.C. ER – )

(License No. valid till )

  
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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.

**Table –C**

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