

Sanjay M Shah (Civil Engineer)

D-304, Vandemataram Icon, Gota, Ahmedabad-382481

FORM - 2

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of New Project and for withdrawal of Money from Designated Account – Project wise)

Date: 22/11/2022

To

The Synthesis Primeproperties Pvt Ltd

B-701, Safal Pegasus,

Prahladnagar, Ahmedabad – 380015.

Subject: Certificate of Cost Incurred for Development of project SURESHA ANEW for Construction of Two building(s) Two Wing(s) of the Total phase of the Project situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. 261. Demarcated by its boundaries (latitude and longitude of the end points) 23° 01' 35.72" to the North 23° 01' 38.08" to the South 72° 29' 35.08" to the East 72° 29' 39.57" to the West of Division West village Sheikhpur Khanpur taluka Sabarmati District Ahmedabad PIN 380009 admeasuring 4189.80 sq.mts. area being developed by Synthesis Prime Properties Pvt Ltd as per the approved plan.

Ref: GujRERA Registration Number PR/GJ/AHMEDABAD/AHMEDABADCITY/AUDA/RAA10599/290822

Sir,

I/We Sanjay M Shah have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being Two Building(s)/Two Wing(s) of the Total Phase situated on the plot bearing C.N. No./CTS No./Survey no. 4517 to 4537 /Final Plot no 261 of Division West village Sheikhpur Khanpur taluka Sabarmati District Ahmedabad PIN 380009 admeasuring 4189.80 sq.mts. area being developed by Synthesis Prime Properties Pvt Ltd.

- Following technical professionals are appointed by Owner/Promoter:- (as applicable)
 - M/s/Shri/Smt GROUNDWORK ARCHITECTS as Architect/Engineer
 - M/s/Shri/Smt HEMANG PATEL as Structural Consultant
 - M/s/Shri/Smt _____ as MEP Consultant
 - M/s/Shri/Smt _____ as Quantity Surveyor*
- 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 _____ quantity Surveyor* appointed by Developer/Engineer and the site inspection carried out by us.
- We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 54,31,00,000/- (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.
- Based on Site Inspection by undersigned on 22/11/2022 date, the Estimated Cost Incurred till date is calculated at Rs. 2,67,00,000/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
- 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

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Municipal Corporation (Planning Authority) is estimated at Rs. **51,64,00,000** (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 of this certificate is as given in Table A and B below;

TABLE – A - 1

Building/Wing bearing Number **Building – A+B** or called _____
(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 20/06/2022 date of Registration is (Applied)	27,38,00,000/-
2	Cost incurred as on 22/11/2022	2,00,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	7.30 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	25,38,00,000/-
5	Cost Incurred on Additional/Extra Items as on 22/11/2022 not included in the Estimated Cost (Table –C)	---

TABLE – A - 2

Building/Wing bearing Number **Building – C+D** or called _____
(to be prepared separately for each Building/Wing of the Real Estate Project)

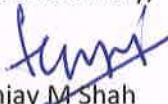
Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 20/06/2022 date of Registration is (Applied)	25,42,00,000/-
2	Cost incurred as on 22/11/2022	67,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	2.64%
4	Balance Cost to be Incurred (Based on Estimated Cost)	24,75,00,000/-
5	Cost Incurred on Additional/Extra Items as on 22/11/2022 not included in the Estimated Cost (Table – C)	---

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 20/06/2022 date of Registration is (Applied)	1,51,00,000/-
2	Cost incurred as on 22/11/2022	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,51,00,000/-
5	Cost Incurred on Additional/Extra Items as on 22/11/2022 not included in the Estimated Cost (Table –C)	---

Yours Faithfully,



Sanjay M Shah

(Licence No. **001 ERH 29082710640**)Authority License no. valid till (Date) **29/08/2027**

SANJAY M. SHAH
D-304, VANDEMATARAM ICON
GOTA, AHMEDABAD-382481
001 ERH 29082710640

***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)**