



INTECH

CONSULTANCY SERVICES

S-49/50, 2nd Floor, Silver Plaza, Above Sabarmati Gas, Navjivan Mil Compound, Kalol, Gandhinagar
Mo. : 94267 53725, 97239 39018 email : rajmange2223@yahoo.com

Hansraj Mange

B.E., F.I.I.V, F.I.E.

Chartered Engineer & Government Approved Valuer

PLANNING - VALUATION - ESTATE LIASONING - PROJECT MANAGEMENT



FORM - 2

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account - Project Wise)

To

Date : 14-09-2019

BALMUKUND CORPORATION

1, Chitrakut Society,

Near Hanuman Mandir, Panchvati Area,

At - Kalol, Dist - Gandhinagar

Subject : Certificate of Cost Incurred for Development of (**MUKUND VILLA**) Construction Work of 43 Duplex Houses project name " **MUKUND VILLA** " building(s) TYPE-A & B, Wing(s) of the - Phase-N.A. of the Project (Gujarat RERA Registration Number : **APPLIED FOR**) situated on the Plot bearing (C.N. No. / CTS No./Survey No. / Final Plot no.) R,S/BLOCK No. : 95 (Old), New R,S/BLOCK No. : 870, Sub Plot No. : N.A. of F.P. No. : 71 of Draft T.P.S. No. : 6 (Kalol - Saij - Borisana), demarcated by its boundaries (latitude 23⁰.22' 72" N and longitude 72⁰.47' 61" E of the end points) Final Plot No. 137 to the North, 18.00 Mtr Wide T.P.S Road to the South F.P No. 78/1/1 & 96/2 to the East, AUDA Reserve Plot to the West of Division Village - Borisana, Taluka - Kalol District - Gandhinagar PIN - 382721 admeasuring land 6495.00 sq. mts. area being developed by " **BALMUKUND CORPORATION** ".

Guj. RERA Reg. NO, : **APPLIED FOR**

Sir,

I, Hansraj M. Mange have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under Guj RERA, being 43 Nos Duplex Houses Building named " **MULUND VILLA** " Building(s) TYPE-A & B, Wing(s) of the - Phase-N.A. of the Project (Gujarat RERA Registration Number : **APPLIED FOR**) situated on the Plot bearing (C.N. No. / CTS No./Survey No. / Final Plot no.) R,S/BLOCK No. : 95 (Old), New R,S/BLOCK No. : 870, Sub Plot No. : N.A. of F.P. No. : 71 of Draft T.P.S. No. : 6 (Kalol - Saij - Borisana), Village -

For, Balmukund Corporation

Partner

Reg. No. : AUDA/ENGG/836, AUDA/SD-II/138, AUDA/C.O.W.-1/576

CAT - I, F-2180 By Indian Institute of Valuers, India

CAT - I/559/ABD/CC-IV, By Chief Commissioner of Income Tax u/s 34 AB of the Wealth Tax Act 1957



INTECH

CONSULTANCY SERVICES

Hansraj Mange

B.E., F.I.I.V, F.I.E.

Chartered Engineer & Government Approved Valuer

PLANNING - VALUATION - ESTATE LIASONING - PROJECT MANAGEMENT

S-49/50, 2nd Floor, Silver Plaza, Above Sabarmati Gas, Navjivan Mil Compound, Kalol, Gandhinagar
Mo. : 94267 53725, 97239 39018 email : rajmange2223@yahoo.com



Borisana, Taluka - Kalol District - Gandhinagar PIN - 382721 admeasuring land 6495.00 sq. mts. area being developed by " **BALMUKUND CORPORATION** ".As per the approved plan.

1. Following technical professionals are appointed by Owner / Promoter :-
(as applicable)
 - (i) M/s./Shri/Smt. Praful A Shrimali. as Architect / Engineer
 - (ii) M/s./Shri/Smt. Paresh M Chavda as Structural consultant
 - (iii) M/s./Shri/Smt. N. A. as MEP Consultant
 - (iv)M/s./Shri/Smt. Praful A Shrimali. 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 Praful A Shrimali. 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. 6,50,00,000.00 (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 AUDA Being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. Based on the site inspection by under signed on 14-09-2019 Date. The Estimated Cost Incurred till date is calculated at Rs. 00.00 (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 AUDA (Planning Authority) is estimated at Rs. 6,50,00,000.00 (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 :

For, Balmukund Corporation
Praful A Shrimali
Praful

Reg. No. : AUDA/ENGG/836, AUDA/SD-II/138, AUDA/C.O.W.-1/576

CAT - I, F-2180 By Indian Institute of Valuers, India

CAT - I/559/ABD/CC-IV, By Chief Commissioner of Income Tax u/s 34 AB of the Wealth Tax Act'1957



INTECH

CONSULTANCY SERVICES

S-49/50, 2nd Floor, Silver Plaza, Above Sabarmati Gas, Navjivan Mil Compound, Kalol, Gandhinagar
Mo. : 94267 53725, 97239 39018 email : rajmange2223@yahoo.com

Hansraj Mange

B.E., F.I.I.V, F.I.E.

Chartered Engineer & Government Approved Valuer

PLANNING - VALUATION - ESTATE LIASONING - PROJECT MANAGEMENT



TABLE - A for TYPE-A

Building / Wing bearing Number - Or called "MUKUND VILLA"
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on <u>14-09-2019</u> date of Registration is	Rs. 4,35,00,000.00
2	Cost incurred as on dt. : <u>14-09-2019</u>	Rs. 00.00
3	Work done in Percentage (As percentage of the estimated cost)	0.0 %
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 4,35,00,000.00
5	Cost incurred on Additional / Extra items as on <u>14-09-2019</u> not included in the Estimated cost (Table - C)	N. A.

TABLE - A for TYPE-B

Building / Wing bearing Number - Or called "MUKUND VILLA"
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on <u>14-09-2019</u> date of Registration is	Rs. 1,50,00,000.00
2	Cost incurred as on dt. : <u>14-09-2019</u>	Rs. 00.00
3	Work done in Percentage (As percentage of the estimated cost)	0.0 %
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 1,50,00,000.00
5	Cost incurred on Additional / Extra items as on <u>14-09-2019</u> not included in the Estimated cost (Table - C)	N. A.

For, Balmukund Corporation

[Signature]

Partner

Reg. No. : AUDA/ENGG/836, AUDA/SD-II/138, AUDA/C.O.W.-1/576

CAT - I, F-2180 By Indian Institute of Valuers, India

CAT - I/559/ABD/CC-IV, By Chief Commissioner of Income Tax u/s 34 AB of the Wealth Tax Act'1957



INTECH

CONSULTANCY SERVICES

Hansraj Mange

B.E., F.I.I.V, F.I.E.

Chartered Engineer & Government Approved Valuer

PLANNING - VALUATION - ESTATE LIASONING - PROJECT MANAGEMENT

S-49/50, 2nd Floor, Silver Plaza, Above Sabarmati Gas, Navjivan Mil Compound, Kalol, Gandhinagar
Mo. : 94267 53725, 97239 39018 email : rajmange2223@yahoo.com



TABLE - B

Internal & External Development Works in Respect of the entire registered phase
(to be prepared for the entire registered phase of the Real Estate Project)
(*As above as all building have been considered combined)

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on <u>14-09-2019</u> Date of Registration is	Rs. 65,00,000.00
2	Cost incurred as on Dt : <u>14-09-2019</u>	Rs. 00.00
3	Work done in Percentage (As percentage of the estimated cost)	00.00 %
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 65,00,000.00
5	Cost incurred on Additional / Extra items as on <u>14-09-2019</u> not included in the Estimated cot (Table - C)	N.A.

Yours Faithfully,


HANSRAJ M. MANGE
B.E., (CIVIL)
Govt. Approved Engineer
LIC.NO./AUDA/ENGG/836
8, Saumaya Appartment
Kalol, Dist- Gandhinagar

Hansraj M. Mange

Local Authority & License No. AUDA/ENGG/836

Local Authority License Number valid till date 21/11/2023

For, Balmukund Corporation



Partner

Reg. No. : AUDA/ENGG/836, AUDA/SD-II/138, AUDA/C.O.W.-1/576

CAT - I, F-2180 By Indian Institute of Valuers, India

CAT - I/559/ABD/CC-IV, By Chief Commissioner of Income Tax u/s 34 AB of the Wealth Tax Act'1957



INTECH

CONSULTANCY SERVICES

Hansraj Mange

B.E., F.I.I.V, F.I.E.

Chartered Engineer & Government Approved Valuer

PLANNING - VALUATION - ESTATE LIASONING - PROJECT MANAGEMENT

S-49/50, 2nd Floor, Silver Plaza, Above Sabarmati Gas, Navjivan Mil Compound, Kalol, Gandhinagar
Mo. : 94267 53725, 97239 39018 email : rajmange2223@yahoo.com



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(8) 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)
N. A.

For, Balmukund Corporation
R. K. Patel Partner

Reg. No. : AUDA/ENGG/836, AUDA/SD-II/138, AUDA/C.O.W.-1/576

CAT - I, F-2180 By Indian Institute of Valuers, India *

CAT - I/559/ABD/CC-IV, By Chief Commissioner of Income Tax u/s 34 AB of the Wealth Tax Act'1957