

Ref No.

Date

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)

Date: 13/06/2023

To
K P BUILDERS
THE ATLANTA BUSINESS HUB,
SURVEY NO 28/B, RANASAN NANA CHILODA CIRCLE,
NANA CHILODA, GANDHINAGAR, GUJARAT-382330.

Subject: Certificate of Cost Incurred for Development of **THE ATLANTA BUSINESS HUB** for Construction of **1 (ONE)** building **A Wing** of the **1** phase or for the plotted project, as the case may be, (GujRERA Registration Number **PRG/GJGANDHINAGAR/GANDHINAGAR/AUDA/CAA03865/291018** situated on the Plot bearing C.N. No./CTS no. **28/B**, Final Plot no. **22**).

Demarcated by its boundaries (latitude and longitude of the end points)

23° 6'38.17"N, 72°40'26.64"E to the North **23° 6'36.59"N, 72°40'25.84"E** to the South **23° 6'36.96"N, 72°40'27.31"E** to the East **23° 6'37.81"N, 72°40'25.12"E** to the West of Division **NORTH** village **RANASAN** taluka **GANDHINAGAR** District **GANDHINAGAR** PIN **382330** admeasuring **2948.33** sq.mts.area being developed by **K P BUILDERS**

Sir,

I **Yogesh P Panchal** have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being **1 (ONE) Building A Wing** of the **1** Phase or for the plots of the plotted project as the case may be, situated on the plot bearing **Survey no. 28/B** of Division **Division NORTH** village **RANASAN** taluka **GANDHINAGAR** District **GANDHINAGAR** PIN **382330** admeasuring **2948.33** sq.mts.area being developed by **K P BUILDERS**

1. Following technical professionals are appointed by Owner/Promoter:- **K P BUILDERS**

- (i) Shri **SAVAN P.PANCHAL** as Architect
- (ii) Shri **VIREN D.PAREKH** as Structural Consultant
- (iii) Shri **NOT APPLICABLE** as MEP Consultant
- (iv) Shri **VIPUL GANDHI** 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 **MR. VIPUL GANDHI** quantity Surveyor* appointed by **K P BUILDERS** Developer/Engineer and the site inspection carried out by us.


YOGESH P. PANCHAL
AUDA ENG LIC No.752
318-319, Goldcoast Complex,
Nr. Honest Restaurant, S.P. Ring Road,
Vastrapur, Ahmedabad.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.15,40,00,000.00** (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 the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. Based on Site Inspection by undersigned on **31/05/2023** date, the Estimated Cost Incurred till date is calculated at **Rs.15,40,00,000.00** (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 Planning Authority is estimated at **Rs.NIL** (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 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 04.12.2019 date of Registration is	15,16,56,960.00
2	Cost incurred as on 31.05.2023	15,16,56,960.00
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional/Extra Items as on 31.05.2023 not included in the Estimated Cost (Table –C)	NIL


YOGESH P. PANCHAL
AUDA ENG LIC No.752
318-319, Goldcoast Complex,
Mr. Honest Restaurant, S.P. Ring Road,
Vastrol, Ahmedabad.

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 04.12.2019 date of Registration is	23,43,040.00
2	Cost incurred as on 31.05.2023	23,43,040.00
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional/Extra Items as on 31.05.2023 not included in the Estimated Cost (Table –C)	Nill

Yours Faithfully,

YOGESH P. PANCHAL



YOGESH P. PANCHAL
AUDA ENG LIC No.752

318-319, Goldcoast Complex,

Nr. Honeest Restaurant, S.P. Ring Road,

Vaastrol, Ahmedabad.

Signature of Engineer

(License No AUDA ENG.LIC.NO. 752)

(License AUDA ENG. Expiry date: 10/01/2024)

***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)



SHIREEM
DESIGN

- Architect
- Consulting Engineer
- Structural Designer

Yogesh P. Panchal

[FORM-2 (Annexure)]

Date

Ref No.

ENGINEER'S CERTIFICATE FOR QUALITY ASSURANCE

Quality Assurance Certificate for Project Registration Number-

PR/G/J/GANDHINAGAR/GANDHINAGAR/AUDA/CAA03865/291018

(Certificate for quarter ending 31/05/2023)

Sir,

I **Yogesh P. Panchal** have undertaken an assignment of supervision of this real estate project.

• **Our Responsibility**

To carry out the work in accordance with the development permission and as per the approved plan and submit certificate of supervision of work and to carry out material testing in-situ or in the NABL approved Lab/GTU affiliated Eng. Colleges & Polytechnic Lab/GICEA Lab and to ensure quality of work and workmanship as per prescribed specifications as per NBC and or other relevant code of practice. The materials used in the project are conforming to the standards stipulated in IS SP21, 2005.

1. Material Testing :

i / We have applied following mandatory checks on the basic materials, used in the construction

i. **Cement -**

It has been tested for its fineness, soundness, setting time, compressive strength etc. as per IS code 3535:1986 or as per other relevant IS/BS/NBC code, or as per industry standards and its results are within the permissible limits.

ii. **Coarse Aggregate-**

It has been tested, for deleterious materials, clay lumps, crushing value, impact value as per IS 2430:1986 or as per other relevant IS/BS/NBC code or as per industry and its results are the permissible limits.

iii. **Bricks / Blocks-**

They have been tested for water absorption, crushing strength etc. as per IS 5454:1978 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within permissible limits.

Yogesh P. Panchal

YOGESH P. PANCHAL
AUDA ENG LIC NO.762

318-319, Goldcoast Complex,
Mr. Hongat Restaurant, S.P. Ring Road,
Yashwantrao Chavan Nagar, Ahmedabad.

iv. **Concrete / Ready-mix Concrete-**

It has been tested for compressive strength for various periods as per IS 456:2000 and IS 1199 or as per other relevant IS/BS/NBS code or as per industry standards and its results are within permissible limits.

v. **Reinforcement -**

It has been tested as per IS 2062:2011 or as per other relevant IS/BS/NBC code or as per industry standards for tensile strength, elongation and gauge length etc. and etc. and its results are within permissible limits.

vi. **Testing of Other Materials**

Other materials like sand, crushed sand, floor tiles, fixtures and fittings, pipes and sanitary fittings etc. (List out all items) used in this project conform to relevant IS/BS/NBC code or as per standards laid down by the industry for a particular material.

vii. **Codes of foreign country**

Others Material used in the project for which IS code or standard is not available; the same is tested using relevant code of other country or as per standards laid down by the industry.

viii. **Fire Resistance**

The materials/composites used in construction complied to the required fire resistance.

2. **Workmanship :**

I / We hereby certify that work has been carried out under my / our supervision. I / We further certify that workmanship and quality is satisfactory and up to the mark and the work has been acceptable within the permissible limits of deviations as per relevant code of practice.

3. **Electrical Materials and Workmanship :**

Works of all the electrical wiring / connections / lift installation / other electrical installations have been carried out under authorized / registered electrical engineer and its records has been maintained. The materials used conform to the relevant IS / BS / National Building Codes or as per industry standards.


YOGESH P. PANCHAL
AUDA ENG LIC NO: 752
318-319, Goldcoast Complex,
Mr. Honal Restaurant, S.P. Ring Road,
Vastrol, Ahmedabad.

4. Structural Engineer:

Promotor has engaged structural engineer Mr. Viren D. Parekh having Licenses No. **SD 0342181020R1** having office no. **079 66170127** Cell no **7874836514**.

The structural design of buildings in this project has been done under his supervision. I/We have checked the soil report before laying PCC for Foundation in consultation with soil consultant. The Formwork and concrete mix design have been done as per relevant codes as applicable. His / Her Periodic checks and certificates for STABILITY AND SAFETY have been kept or record. The structural design is carried out considering applicable earthquake and/or wind load for this project and copes with the required fire resistance.

5. **Preservation of Records:**

Records of all test results of this project have been properly kept in the prescribed formats and will be preserved at least up to the defect liability period or for the period as required by any other provision of law. If substandard material found used in the project and it is not tested, I/We/Promoter will be responsible for that.

Declaration;

☐ I declare, all the tests mentioned above may be required as per NBC and relevant IS codes as may be applicable for this project as per the approved plan has been carried out and necessary records are preserved.

☐ Execution is carried out as per structural design prepared by the Structural Engineer.

Yours Faithfully,
YOGESH P. PANCHAL

YOGESH P. PANCHAL
AUDA ENG LIC No.752
318-319, Goldcoast Complex,
Mr. Honest Restaurant, S.P. Ring Road,
Vastrei, Ahmedabad.

Signature of Engineer
(License No AUDA ENG.LIC.NO. 752)
(License AUDA ENG. Expiry date: 10/01/2024)