

NIRAV PRAHLADBHAI PATEL

C/74, Parth Society
B/H. Partheshwar Mahadev Temple
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Form -2

(See Regulation 3)

ENGINEER'S Certificate

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

Date:03/05/2023

To

The **Radherth Venture LLP**
B-304, Seventh Grace, Nr. Ulogia Hotel, Gota,
Ahmedabad, Gujarat, 380060

Subject: Certificate of Cost Incurred for Development of **TROGON TWIN TOWERS** No. of **1** Building(s) **0** wing(s) of the **Entire** Phase of the Project (Gujarat RERA Registration Number) situated on the Plot bearing C.N. No./CTS No./R. Survey no: **548/1/P/1, 548/8, 543, 552/1P & 552/2P** Final Plot: **107/1+112+116/1+116/2** T.P NO: **63**

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

22°17'19.86"N, 73° 9'56.08"E to the North **22°17'19.01"N, 73° 9'56.05"E** to the South **22°17'19.35"N, 73° 9'56.52"E** to the East **22°17'19.43"N, 73° 9'55.61"E** to the West of Division **KHORAJ** Village **KHORAJ** Taluka **Gandhinagar** District **Vadodara** PIN **382421** admeasuring **13869.00** sq.mts. area being developed by **Radherth Venture LLP**.

Sir,

I/We **Nirav P Patel** have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being the **1** Building(s) **0** wing(s) of the **Entire** Phase of the Project, situated on the plot bearing of Division **T.P.63** Village **KHORAJ** Taluka **Gandhinagar** District **Gandhinagar** PIN **382421** admeasuring **13869.00** sq.mts. area being developed by **RADHERTH VENTURE LLP** as per the approved plan.

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

- (i) M/s./Shri/Smt. **Mansi Shah** as Architect
- (ii) M/s./Shri/Smt. **Narendra K Patel** as Structural Consultant
- (iii) M/s./Shri/Smt. **Hiren A Patel** as MEP Consultant
- (iv) M/s./Shri/Smt. **Kinshu H Patel** as quantity Surveyor

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1. 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 Kinshu H Patel quantity Surveyor appointed by Developer/Engineer and the site inspection carried out by us.
2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 1,71,36,00,000/- (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 G.M.C. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. Based on Site Inspection by undersigned on date 03/05/2023, The Estimated Cost Incurred till date is calculated at Rs. 31,63,716/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. 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 G.M.C. (Planning Authority) is estimated at Rs. 1,71,04,36,284/- (Total of Table A and B).
5. 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 _____ 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 03/5/2023 date of Registration is	1,60,78,58,428/-
2	Cost incurred as on 03/5/2023	0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,60,78,58,428/-
5	Cost Incurred on Additional/Extra Items as on 03/5/2023 not included in the Estimated Cost (Table –C)	N/A

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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 03/5/2023 date of Registration is	10,57,41,572/-
2	Cost incurred as on 03/5/2023	31,63,716/-
3	Work done in Percentage (as Percentage of the estimated cost)	3%
4	Balance Cost to be Incurred (Based on Estimated Cost)	10,25,77,856/-
5	Cost Incurred on Additional/Extra Items as on 03/5/2023 not included in the Estimated Cost (Table –C)	N/A


Yours Faithfully

NIRAV PRAHLADBHAI PATEL (B.E. CIVIL)
C/74, PARTH SOCIETY B/H. PARTHESHWAR
MAHADEV TEMPLE, VATVA ROAD,
ISHANPUR, AHMEDABAD-382443
AMC SUPERVISOR GRADE-1
LIC.No.001SR29072610960

Er. Nirav P Patel

Local Authority license no. - 001SR29072610960

Local Valid till Date- 29/07/2026

Table-C

List of extra/additional items executed with cost
(Which were not parts of the original estimate of total cost)

N/A