

ENGINEER**FORM – 2****(See Regulation 3)****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**

The **RADHERTH VENTURE LLP & S R No. 38, T P Scheme No . 65, F P No. 51, S P No . 1, Nr. Global International School, Godrej Garden City to Tragad Road, Tragad.**

Subject: Certificate of Cost Incurred for Development of **Trogon Twin Towers** for Construction of **1 building(s) A+B, Wing(s)**

PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/CAA12218/310823 situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. . Demarcated by its boundaries..

Longitude	Latitude
72.54326161029257	23.13648472361745
72.54358347537436	23.13778702027024
72.5441842901937	23.137693294797167
72.544237934374	23.13790047733419
72.5446349013082	23.137841282356273
72.54425402762809	23.136326868618248

Village taluka **Gandhinagar**

District **Gandhinagar** PIN NA admeasuring **13869.0** sq.mts. area being developed by **RADHERTH VENTURE LLP**

Ref: GujRERA Registration Number **PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/CAA12218/310823**

Sir,

I/We **NIRAV PRAHLADBHAI PATEL** have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being **1 Building(s) A+B**, situated on the plot bearing C.N. No/CTS No./Survey no./Final Plot no. Village taluka **Gandhinagar** District

Gandhinagar PIN NA admeasuring **13869.0** sq.mts. area being developed by **RADHERTH VENTURE LLP**

1. Following technical professionals are appointed by Owner/Promoter:- **RADHERTH VENTURE LLP**

(i) M/s./Shri/Smt. **Mansi Shah** as Architect/Engineer

(ii) M/s./Shri/Smt. as Structural Consultant

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 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. **3,96,00,00,000.00** (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 **Others** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **42,28,46,381.00** (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 **Others** (Planning Authority) is estimated at Rs.**3,53,71,53,619.00** (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;

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Table - A

Sr.No.	Particulars	Amount(in Rs.)
1	Total Estimated Cost of the building/wing as on date of Registration is	3,56,40,00,000.00
2	Cost incurred as on Date :30-06-2024	39,66,66,962.00
3	Work done in Percentage (as Percentage of the estimated cost)	11
4	Balance Cost to be Incurred (Based on Estimated Cost)	3,16,73,33,038.00
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table C)	0.00

Table - B

Sr.No.	Common areas and Facilities Amenities	Amount(in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	39,60,00,000.00
2	Cost incurred as on Date :30-06-2024	2,61,79,419.00
3	Work done in Percentage (as Percentage of the estimated cost)	7
4	Balance Cost to be Incurred (Based on Estimated Cost)	36,98,20,581.00
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table C)	0.00

Yours Faithfully,

Name of the Engineer	NIRAV PRAHLADBHAI PATEL
Local Authority licence number	001SR29072610960
Local Authority licence no. valid till	29-Jul-2026
Date of physical visit to the site	04-Jul-2024
Firm Name	NIRAV PRAHLADBHAI PATEL
Reason	Ok

@This is online submitted document with due eKYC done, hence no physical signature required.

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