

GAURAV B. PRAJAPATI

5, Krishna Row House, Nr. E.S.I. Hospital, Kalol. Mo.-99099 22441

FORM - 2 ENGINEER'S CERTIFICATE

To ,
Good Value Properties India LLP
D-611, West Gate, Nr Brooklin Tower
Nr YMCA Club, S G Highway
Makraba Jivraj Park
Ahmedabad 380051

Date: 11/8/2023

Subject: Certificate of Cost Incurred for Development of **Westlands** for Building /04 Wings building with common development and civic infrastructure of the project (Gujrera Registration number **APPLIED FOR** situated on the Plot bearing FP No **140**, TPS No **52 (AMBLI)**, SURVEY NO- **495/A** demarcated by its boundaries (latitude and longitude of the end points) **23 01 31.04 N 72 29 07.47E** , **23 01 28.82 N 72 29 07.93 E**, **23 01 31.44 N 72 29 10.57 E**, **23 01 29.17 N 72 29 10.70 E** Moje **AMBLI** taluka **GHATLODIYA** District **Ahmedabad** admeasuring **5467.00** Sq.Mtrs. area being developed by **GOOD VALUE PROPERTIES INDIA LLP**

Ref: GujRERA Registration Number: Applied For

Dear Sir,

I/We **Gaurav B Prajapati** have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being **Applied For** Building /04 Wings building with common development and civic infrastructure of the project (Gujrera Registration number **APPLIED FOR** situated on the Plot bearing FP No **140**, TPS No **52 (AMBLI)**, SURVEY NO- **495/A** Moje **AMBLI** taluka **GHATLODIYA** District **Ahmedabad** admeasuring **5467.00** Sq.Mtrs. area being developed by **GOOD VALUE PROPERTIES INDIA LLP**

1. Following technical professionals are appointed by Promoter.

- (i) Mr. **RUPESH BHATT** as Architect
- (ii) Mr. **JIGAR SHAH** as Structural Consultant
- (iii) Mrs. **AVNI SIKKA** as MEP Consultant
- (iv) Mr. **MITESH SHAH** 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 **Mitesh Shah** quantity Surveyor* appointed by Developer/Engineer and the site inspection carried out by us.

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AMC-001ERL05102701217
A-38, Sharda Co. Op. Hou. Soc.,
Panchvati Vistar, Kalol-382721.

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3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.130,00,00,000/-** (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 **A.M.C.** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. Based on site inspection by undersigned on 11/8/2023 date, the Estimated Cost Incurred till date is calculated at **NIL** (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 **A.M.C.** (Planning Authority) is estimated at **Rs.130,00,00,000/-** (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 (Block A,B,C,D)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on <u>11/8/23</u> date of Registration is	1,27,00,00,000/-
2	Cost incurred as on _____	NIL/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	127,00,00,000/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	NIL

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 <u>11/8/23</u> date of Registration is	3,00,00,000/-
2	Cost incurred as on _____	NIL/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	3,00,00,000/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	NIL

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Yours Faithfully,

11/6/2023

Signature of Engineer

Local Authority License No.- 001ERL05102701217

Local Authority License No. valid till (Date) 5-10-2027