

PRANAV B PATEL

B-601, SURAMYA RESIDENCY, OPP SATYAGRAH BUNGLOWS, NEAR 7 DAY SCHOOL, NIKOL,
AHMEDABAD - 382350

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: 25/06/2023

To

M/s. Luv Kush Buildcon,
8/1, Sangathan Society, Opp Sunrise Park,
Vastrapur, Ahmedabad - 380052.

Subject: Certificate of Cost Incurred for Development of The Skyler for Construction of No. of
1 Building(s) 0 Wing(s) of the Entire Phase (GujRERA Registration Number) situated on the Plot
bearing C.N. No./CTS No./Survey no.388/P/Final Plot no. 63.

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

18 Mtr TP Road to the North F.P.No. 69/2 to the South F.P.No. 62/3 to the East 18 Mtr TP Road
to the West of Division T.P.S.No. 301 (Bhadaj-Hebatpur-Shilaj), village Bhadaj, taluka
Ghatlodiya, District Ahmedabad, PIN 380060 admeasuring 1825 sq.mts. area being developed by
Luv Kush Buildcon.

Ref: GujRERA Registration Number - New Project Registration

Sir,

I Pranav B Patel have undertaken assignment of certifying Estimated Cost for the Real Estate
Project proposed to be registered under GujRERA, being No. of 1 Building(s) 0 Wing(s) of the
Entire Phase situated on the plot bearing C.N. No/CTS No./Survey no.388/P/Final Plot no. 63 of
Division T.P.S.No. 301 (Bhadaj-Hebatpur-Shilaj), village Bhadaj, taluka Ghatlodiya, District
Ahmedabad, PIN 380060 admeasuring 1825 sq.mts. area being developed by Luv Kush
Buildcon.



PRANAV B. PATEL
License No.: 1114ERH2109261136
B-601, Suramya Residency,
Opp. Satyagrah Bungalow,
Nikol, Ahmedabad - 382350

1. Following technical professionals are appointed by Owner/Promoter:- (as applicable)
 - (i) M/s./Shri/Smt. Krunal D Patel as Architect/Engineer
 - (ii) M/s./Shri/Smt. Mahesh Katariya as Structural Consultant
 - (iii) M/s./Shri/Smt. Not Applicable as MEP Consultant
 - (iv) M/s./Shri/Smt. Krunal D Patel 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 Krunal D Patel 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.12,00,00,000 (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 AMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. Based on Site Inspection by undersigned on date 23/06/2023 The Estimated Cost Incurred till date is calculated at Rs.1,03,00,000/- (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 AMC is estimated at Rs.10,97,00,000 (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
Building/Wing bearing Number : A
(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 23/06/2023 date of Registration is	113000000.00
2	Cost incurred as on 23/06/2023	10000000.00
3	Work done in Percentage (as Percentage of the estimated cost)	9%
4	Balance Cost to be Incurred (Based on Estimated Cost)	103000000.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	0.00

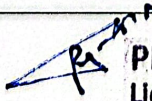

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Table - B
(to be prepared for the entire registered phase of the Real Estate Project)

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 23/06/2023 date of Registration is	7000000.00
2	Cost incurred as on 23/06/2023	300000.00
3	Work done in Percentage (as Percentage of the estimated cost)	4%
4	Balance Cost to be Incurred (Based on Estimated Cost)	6700000.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	0.00

Yours Faithfully,

PRANAV B. PATEL
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Opp. Satyagrah Bunglow,
Nikol, Ahmedabad - 382350

Name PRANAV B PATEL

Local Authority Licence No : 1114ERH2109261136

Licence Valid till Date : 21/09/2026

Table - C
List of Extra/Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)

Sr. No.	Items	Cost
1	<Item 1>	
2	<Insert items here>	