

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: 20/07/2023

To,
JP INITIATIVES LLP
A-701, Aryan Opulance,
Ambali Bopal BRTS Road,
Bopal, Ahmedabad - 380058.

Subject: Certificate of Cost Incurred for Development of 1 Nos. of Building Block-1 of the Project "**Vaikunth**" (Gujarat RERA Registration No- New Application) situated on the Plot bearing Final Plot No. 112/2, Survey No. 704/2, T.P.S. 51 (Bodakdev-Makarba-Vejalpur) demarcated by its boundaries (latitude 23.0257598, longitude 72.4928115) 12 Mtrs. Wide Road to the North, FP No. 112/2 and 113 to the South, Vejalpur to the East and F.P No. No. 111 Paiki 1 to the West of Division / Village Vejalpur, Taluka - Paldi, District - Ahmedabad, admeasuring 2336.65 Sq. Mtrs. area being developed by JP Initiatives LLP.

Ref: GujRERA Registration Number:- New Application

Sir,

I, **Hardik Bharatbhai Chauhan** have undertaken assignment of certifying Estimated Cost for the Real Estate Project "**Vaikunth**" registered under GujRERA vide registration number: New Application, 1 No. of Building Block-1 situated on the Plot bearing Final Plot No. 112/2, Survey No. 704/2, T.P.S. 51 (Bodakdev-Makarba-Vejalpur) of Division / Village Vejalpur, Taluka - Paldi, District - Ahmedabad, admeasuring 2336.65 Sq. Mtrs. area being developed by JP Initiatives LLP.

- Following technical professionals are appointed by Owner/Promoter:- (as applicable)
 - Mr. Harshad M. Mistry as Architect
 - Mr. Nelson N. Macwan as Structural Consultant
 - Mr. Millind Mehta & Apoorva Parikh as MEP Consultant
 - Mr. Hardik Chauhan as Quantity Surveyor.
- 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 Hardik Chauhan quantity Surveyor appointed by Developer and the site inspection carried out by us.
- We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 65,00,00,000/-** (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 AUDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.



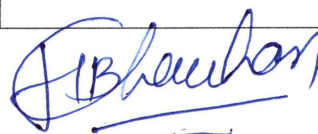
4. Based on Site inspection by undersigned on 19/07/2023, The Estimated Cost Incurred till date is calculated at **Rs. 2,56,00,000/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
5. The Balance Cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from A.M.C. (Planning Authority) is estimated at **Rs. 62,44,00,000/-** (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 Block-1
(to be prepared separately for each Building/Wing of the Real Estate Project)

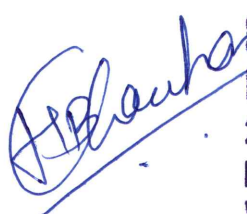
Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on date of Registration is	64,00,00,000
2	Cost incurred as on 19/07/2023	4%
3	Work done in Percentage (as Percentage of the estimated cost)	2,56,00,000
4	Balance Cost to be Incurred (Based on Estimated Cost)	61,44,00,000
5	Cost Incurred on Additional/Extra Items as on 19/07/2023 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 date of Registration is	1,00,00,000
2	Cost incurred as on 19/07/2023	0
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,00,00,000
5	Cost Incurred on Additional/Extra Items as on 19/07/2023 not included in the Estimated Cost (Table – C)	NIL



Yours Faithfully,


HARDIK B. CHAUHAN
ENG. LIC. No. 001ERH09052710558 (HIGH RISE)
28, AARADHNA SOCIETY,
NR. JIVRAJ PARK CROSS ROAD,
VEJALPUR, AHMEDABAD - 380 051.

ENGINEER NAME: HARDIK BHARATBHAI CHAUHAN
ENGINEER LICENCE NO.: 001ERH09052710558
LICENCE VALID TILL: 09/05/2027

***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 : NIL
(Which were not part of the original Estimate of Total Cost)