

# KAUSHAL P. DESAI

**B.E.(Civil)**

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AUDA Reg. No. : AUDA/COW-I/00849, Valid till : 28/04/2024  
COW Grade-1 Reg. No. : 001CW22092500689, Valid till : 27/08/2025

## 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 : 20/12/2021

To  
**SAANVI NIRMAN LLP**  
217-218, 2<sup>nd</sup> Floor, Ravija Plaza,  
Opp. Rambaug,  
Thaltej Shilaj Road, Thaltej,  
Ahmedabad – 380 059.

Subject: Certificate of Percentage of Completion of Construction Work of **2 No. of Building** consist of **2 No. of Wings** of the Phase of the Project situated on the Plot bearing **Survey / Block No. 855, Final Plot No. 103, T.P.S. 429 (Godhavi-Manipur)** demarcated by its boundaries (latitude and longitude of the end points) 23 01 12.87 N, 23 01 14.41 N, 23 01 11.37 N, 23 01 12.84 N to the North \_\_N.A.\_\_ to the South 72 25 34.35 E, 72 25 35.84 E, 72 25 36.63 E, 72 25 38.24 E to the East \_\_N.A.\_\_ to the West of Division, Village – Godhavi, Taluka - Sanand, District **Ahmedabad** admeasuring **5221 Sq.Mts.** area being developed by **SAANVI NIRMAN LLP**.

RERA Registration No. : \_\_\_\_\_

Sir,

I, **Kaushal P. Desai** have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being **2 Building(s)** consist of **2 No. of Wings** of the Phase situated on the plot bearing **Survey / Block No. 855, Final Plot No. 103, T.P.S. 429 (Godhavi-Manipur)** of Division, Village – Godhavi, Taluka Sanand, District Ahmedabad, admeasuring **5221 Sq.Mts.** area being developed by **SAANVI NIRMAN LLP** as per the approved plan.

- Following technical professionals are appointed by Owner/Promoter:- **SAANVI NIRMAN LLP**
  - Shri FLXBL Design Consultancy Pvt. Ltd. as Architect
  - Shri Rajesh P Patel of The Pyramid Consultant as Structural Consultant
  - M/s. FLXBL Design Consultancy Pvt. Ltd. as MEP Consultant
  - Mr. \_\_\_\_\_ 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 Mr. Kaushal Desai appointed by Developer/Engineer 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. 74,25,00,000** (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 Ahmedabad TPO being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. Based on site inspection by undersigned on 20/12/2021, the Estimated Cost Incurred till date is calculated at Rs. 0 (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 Ahmedabad TPO (AUDA) is estimated at Rs. 74,25,00,000. (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”\_ or called “SKYDECK SERENE”  
(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 20 <sup>th</sup> December, 2021 date of Registration is                     | 35,89,51,225     |
| 2       | Cost incurred as on 20/12/2021                                                                                              | 0                |
| 3       | Work done in Percentage (as Percentage of the estimated cost)                                                               | 0 %              |
| 4       | Balance Cost to be Incurred (Based on Estimated Cost)                                                                       | 35,89,51,725     |
| 5       | Cost Incurred on Additional/Extra Items as on 20 <sup>TH</sup> December, 2021 not included in the Estimated Cost (Table –C) | 0                |

Building/Wing bearing Number “B”\_ or called “SKYDECK SERENE”  
(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 ___ <sup>th</sup> December, 2021 date of Registration is                    | 36,17,38,876     |
| 2       | Cost incurred as on 20/12/2021                                                                                              | 0                |
| 3       | Work done in Percentage (as Percentage of the estimated cost)                                                               | 0 %              |
| 4       | Balance Cost to be Incurred (Based on Estimated Cost)                                                                       | 36,17,38,876     |
| 5       | Cost Incurred on Additional/Extra Items as on 20 <sup>TH</sup> December, 2021 not included in the Estimated Cost (Table –C) | 0                |

**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 ___ <sup>th</sup> December, 2021 date of Registration is | 2,18,09,899      |
| 2       | Cost incurred as on 20/12/2021                                                                                                                                                      | 0                |
| 3       | Work done in Percentage (as Percentage of the estimated cost)                                                                                                                       | 0 %              |
| 4       | Balance Cost to be Incurred (Based on Estimated Cost)                                                                                                                               | 2,18,09,899      |
| 5       | Cost Incurred on Additional/Extra Items as on ___ <sup>th</sup> December, 2021 not included in the Estimated Cost (Table –C)                                                        | N.A.             |
|         |                                                                                                                                                                                     |                  |

Yours Faithfully,

*Kaushal P. Desai*

**Kaushal Prafulbhai Desai**  
Reg. No. AUDA/COW-I/00849  
301, Binali Complex, Opp. Torrent Power,  
Naranpura, Ahmedabad - 380013.

**KAUSHAL P. DESAI**

Local Licence Authority No. : AUDA/COW-I/00849, valid till 28/04/2024.

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