



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)

Date: 28/09/2023

To,
Dilipkumar Patel,
Proprietor of Shree Ugati Developer,
C 12/A Ishan Residency, Nr. I.D. Patel School,
Ghtalodia,
Ahmedabad- 380061

Subject: Certificate of Cost Incurred for Development of (Project Name: Shree Ugati Residency) for Construction of 3 building(s)/A, B and C Wing(s) of the entire phase or for the proposed project, as the case may be, (GujRERARegistrationNumber- Applied for) situated on the Plot bearing Block/Survey/Final Plot No. S P No. 1 of F.P. No. 232+ 231/P of TPS No. 2 (Ghatlodiya)

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

FP 231P to the North FP 233P to the South FP 229 to the East T.P.Road 12 Mtrs. to the West of village Ghatlodiya taluka Ghatlodiya District Ahmedabad PIN380061 admeasuring 2112.62 sq.mts. area being developed by Shree Ugati Developer.

Ref: GujRERA Registration Number

PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA07683/121120

Sir,

I/We Dipesh D. Mistry have undertaken assignment of certifying Estimated Cost for the Real Estate Project Shree Ugati Residency proposed to be registered under GujRERA, being 3 Building(s)/A,B and C Wing(s) of the entire Phase of the project as the case may be, situated on the plot bearing C.N. No/CTS No./Survey no./Final Plot no._ S P No. 1 of F.P. No. 232+ 231/P of TPS No. 2 (Ghatlodiya) of village Ghatlodiya taluka Ghatlodiya District Ahmedabad PIN.380061 admeasuring 2112.62 sq.mts. area being developed by Shree Ugati Developer as per the approved plan.

1. Following technical professionals are appointed by Owner/Promoter:-(as applicable)

(i) M/s/Shri/Smt Harshad Prajapati as Architect



- (ii) M/s/Shri/Smt Dipesh Mistri as Structural Consultant
- (iii) M/s/Shri/Smt Shaileshbhai Patel as MEP Consultant
- (iv) M/s/Shri/Smt Anandbhai Dabhi 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 Anand Dabhi 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. 11,90,00,000/- (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 under signed on 30/06/2023 date, the Estimated Cost Incurred till date is calculated at Rs. 11,88,20,000/- (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 (Planning Authority) is estimated at Rs. 1,80,000/- (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 A

(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 <u>30/06/2023</u> date of Registration is	5,31,25,700/-
2	Cost incurred as on <u>30/06/2023</u>	5,31,25,700/-



3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	-
5	Cost Incurred on Additional / Extra Items as on <u>30/06/2023</u> not included in the Estimated Cost (Table – C)	-

Building/Wing bearing Block B

(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 <u>30/06/2023</u> date of Registration is	2,94,14,000/-
2	Cost incurred as on <u>30/06/2023</u>	2,94,14,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	-
5	Cost Incurred on Additional / Extra Items as on <u>30/06/2023</u> not included in the Estimated Cost (Table – C)	-

Building/Wing bearing Block C

(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 <u>30/06/2023</u> date of Registration is	2,74,60,300/-
2	Cost incurred as on <u>30/06/2023</u>	2,74,60,300/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	-
5	Cost Incurred on Additional / Extra Items as on <u>30/06/2023</u> not included in the Estimated Cost (Table – C)	-

TABLE – B

Internal & External Development Works in Respect of the entire Registered Phase

Sr. No.	Particulars	Amounts (in Rs.)
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1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on <u>30/06/2023</u> date of Registration is	90,00,000/-
2	Cost incurred as on <u>30/06/2023</u>	90,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	00
5	Cost Incurred on Additional / Extra Items as on <u>30/06/2023</u> not included in the Estimated Cost (Table –C)	

Yours Faithfully,


Dipesh D. Mistry
Stru. L. No. SD 0431110324R1
205, Aditraj Arcade, Opp. Hetvi Tower,
Anandnagar Road, Satellite,
Ahmedabad-380015.

Name: Dipesh D. Mistry

Local Authority licenseno. SD 0431110324 R1

Local Authority License no. valid till: 11/03/2024

***Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to times 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)