

KIRIT C. PATEL & ASSOCIATES

CONSULTING ENGINEERS



101, K.P. SHOPPING CENTRE,
KARELIBAUG, VADODARA - 390 018.
PHONE : 2464560

FORM - 2

ENGINEER'S CERTIFICATE

To,
M/s MANGLA ENTERPRISE
10TH Floor, "OZone", Vikram Sarabhai Marg,
Vadiwadi, Vadodara-390023

Date: 03/02/2018

Subject:- Certificate of Cost Incurred for Development of Mangla Greens Tower No. A-7 to A- 13 & B-8, 9, 20 & 21 of the 1st phase (GujRERA Registration Number **PR/ VADODARA/ VADODARA/Others/RAA00529/251017**) situated on the Plot bearing Final Plot No. 21. Demarcated by its boundaries (latitude and longitude of the end points (22.2453832,73.21014), (22°14'43.4"N73°12'36.5"E), F.P. No. 21/p & 23 to the North F.P. No. 44/1 & R-10 Public Purpose to the South F.P. No. 21/P to the East F.P. No. 25/1 & R-11 S.E.W.S. to the West of Division -- village Tarsali, Taluka: Vadodara, District: Vadodara-PIN 390009, admeasuring 38397.00 sq.mts. Land area being developed by Mangla Enterprise.

Ref: **GujRERA Registration Number**
PR/ VADODARA/ VADODARA/Others/RAA00529/251017

Sir,

I/We **M/s Kirit C. Patel & Associates** have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being Tower No. A-7 to A- 13 & B-8, 9, 20 & 21 of the 1st Phase situated on the plot bearing Final Plot No.21 of Division -- village: Tarsali, taluka: Vadodara, District: Vadodara, PIN: 390009 admeasuring 38397.00 sq.mts. Land area being developed by Mangla Enterprise

1. Following technical professionals are appointed by Promoter:-
 - (i) M/s. Sanjeev Joshi Architectural Consultancy as Architects.
 - (ii) M/s Hariyani Associates as Structural Consultant
 - (iii) Mr. Yogesh Shah as MEP Consultant
 - (iv) Mr. Nilesh Patel as Quantity Surveyor*

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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 Mr. Nilesh 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. 40,72,48,681/- (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 Tower No. A-7 to A- 13 & B-8, 9, 20 & 21 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 13,66,61,425/- (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 Vadodara Mahanagar Seva Sadan is estimated at Rs., 27,05,87,256/- (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;



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TABLE – A (Tower No. A-7)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building as on date of Registration is 25/10/2017.	3,73,10,187
2	Cost incurred as on 31/01/2018	3,65,69,566
3	Work done in Percentage (as Percentage of the estimated cost)	98.01 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	7,40,621/-
5	Cost Incurred on Additional/Extra Items as on ---- not included in the Estimated Cost (Table –C)	--

TABLE – A (Tower No. A-8)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building as on date of Registration is 25/10/2017.	3,74,37,143/-
2	Cost incurred as on 31/01/2018	2,16,23,091
3	Work done in Percentage (as Percentage of the estimated cost)	57.75 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,58,14,052/-
5	Cost Incurred on Additional/Extra Items as on ---- not included in the Estimated Cost (Table –C)	--

TABLE – A (Tower No. A-9)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building as on date of Registration is 25/10/2017.	3,73,10,187/-
2	Cost incurred as on 31/01/2018	53,37,805/-
3	Work done in Percentage (as Percentage of the estimated cost)	14.30 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	3,19,72,382/-
5	Cost Incurred on Additional/Extra Items as on ---- not included in the Estimated Cost (Table –C)	--

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TABLE – A (Tower No. A-10)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building as on date of Registration is 25/10/2017.	3,73,10,187/-
2	Cost incurred as on 31/01/2018	15,38,694/-
3	Work done in Percentage (as Percentage of the estimated cost)	4.12 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	3,57,71,493/-
5	Cost Incurred on Additional/Extra Items as on --- not included in the Estimated Cost (Table –C)	--

TABLE – A (Tower No. A-11)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building as on date of Registration is 25/10/2017.	3,73,10,187/-
2	Cost incurred as on 31/01/2018	---
3	Work done in Percentage (as Percentage of the estimated cost)	00.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	3,73,10,187/-
5	Cost Incurred on Additional/Extra Items as on --- not included in the Estimated Cost (Table –C)	--

TABLE – A (Tower No. A-12)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building as on date of Registration is 25/10/2017.	3,73,10,187/-
2	Cost incurred as on 31/01/2018	---
3	Work done in Percentage (as Percentage of the estimated cost)	00.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	3,73,10,187/-
5	Cost Incurred on Additional/Extra Items as on --- not included in the Estimated Cost (Table –C)	--

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TABLE – A (Tower No. A-13)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building as on date of Registration is 25/10/2017.	3,73,10,187/-
2	Cost incurred as on 31/01/2018	---
3	Work done in Percentage (as Percentage of the estimated cost)	00.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	3,73,10,187/-
5	Cost Incurred on Additional/Extra Items as on ---- not included in the Estimated Cost (Table –C)	--

TABLE – A (Tower No. B-8)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building as on date of Registration is 25/10/2017.	2,88,69,080/-
2	Cost incurred as on 31/01/2018	2,87,89,587/-
3	Work done in Percentage (as Percentage of the estimated cost)	99.72 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	79,493/-
5	Cost Incurred on Additional/Extra Items as on ---- not included in the Estimated Cost (Table –C)	--

TABLE – A (Tower No. B-9)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building as on date of Registration is 25/10/2017.	2,43,69,080/-
2	Cost incurred as on 31/01/2018	10,72,897/-
3	Work done in Percentage (as Percentage of the estimated cost)	4.40 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	2,32,96,183/-
5	Cost Incurred on Additional/Extra Items as on ---- not included in the Estimated Cost (Table –C)	--

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TABLE – A (Tower No. B-20)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building as on date of Registration is 25/10/2017.	2,88,69,080/-
2	Cost incurred as on 31/01/2018	74,32,407/-
3	Work done in Percentage (as Percentage of the estimated cost)	25.74 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	2,14,36,673/-
5	Cost Incurred on Additional/Extra Items as on --- not included in the Estimated Cost (Table –C)	--

TABLE – A (Tower No. B-21)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building as on date of Registration is 25/10/2017.	2,89,39,374/-
2	Cost incurred as on 31/01/2018	1,05,27,691/-
3	Work done in Percentage (as Percentage of the estimated cost)	36.37 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,84,11,683/-
5	Cost Incurred on Additional/Extra Items as on --- not included in the Estimated Cost (Table –C)	--

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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 25/10/2017.	3,49,03,802/-
2	Cost incurred as on 31/01/2018	2,37,69,687/-
3	Work done in Percentage (as Percentage of the estimated cost)	68.10 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,11,34,115/-
5	Cost Incurred on Additional/Extra Items as on ---- not included in the Estimated Cost (Table –C)	--

Yours Faithfully,
Kirit C. Patel & Associates

(Kirit C. Patel)

Partner

(VMSS Licence No. Er-115/2016 to 2019)

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***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)