

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 : 05/02/2018

To

Saanvi Nirman Properties LLP
217/218, Second Floor, Ravija Plaza,
Opp. Rambaug,
Thaltej Shilaj Road,
Thaltej,
Ahmedabad – 380059

Subject: Certificate of Percentage of Completion of Construction Work of 2 No. of Building(s) 2 Wing(s) of the _____Phase of the Project (PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA00513/231017) situated on the Plot bearing C.N. No. / CTS No. / Block / Survey no. 502-B / T.P. Scheme No. 52 / Final Plot no. 143/2 demarcated by its boundaries (latitude and longitude of the end points) 23 01 34.70 N, 23 01 35.21 N, 23 01 33.99 N, 23 01 34.25 N, 23 01 35.44 N to the North _____to the South 72 29 20.74 E, 72 29 22.15 E, 72 29 22.03 E, 72 29 19.36 E, 72 29 19.49 E to the East _____to the West of Division _____ Village - Ambali, Taluka - Ghatlodia, District - Ahmedabad PIN - 380058 admeasuring 2988 Sq.Mts. area being developed by SAANVI NIRMAN PROPERTIES LLP.

Ref: GujRERA Registration Number PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA00513/231017

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 Buildings / 2 Wings of the _____Phase situated on the plot bearing C.N. No. / CTS No. / Block / Survey no. 502-B / T.P. Scheme No. 52 / Final Plot no. 143/2 demarcated by its boundaries (latitude and longitude of the end points) 23 01 34.70 N, 23 01 35.21 N, 23 01 33.99 N, 23 01 34.25 N, 23 01 35.44 N to the North _____to the South 72 29 20.74 E, 72 29 22.15 E, 72 29 22.03 E, 72 29 19.36 E, 72 29 19.49 E to the East _____to the West of Division _____ Village - Ambali, Taluka - Ghatlodia, District - Ahmedabad PIN - 380058 admeasuring 2988 Sq.Mts. area being developed by SAANVI NIRMAN PROPERTIES LLP.

1. Following technical professionals are appointed by Owner/Promoter:- (as applicable)
 - (i) Shri Kavin Bhavsar as Engineer
 - (ii) Smt Rucha Watve of JW Consultants LLP as Structural Consultant
 - (iii) Shri Apurva Shah of Avani Enterprise as MEP Consultant
 - (iv) Shri Kaushal Desai 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 Mr. Kaushal Desai 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. 56,45,35,500** (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 (AUDA/AMC) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 25,32,53,490** (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/AMC) (Planning Authority) is estimated at **Rs. 31,12,82,010** (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 Select – 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 _____ date of Registration is	26,25,08,750
2	Cost incurred as on 05/02/2018	12,22,10,609
3	Work done in Percentage (as Percentage of the estimated cost)	46.55 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	14,02,98,141
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	N.A.

Building/Wing bearing Number “B” or called “Skydeck Select – 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 _____ date of Registration is	26,25,08,750
2	Cost incurred as on 05/02/2018	12,22,10,609
3	Work done in Percentage (as Percentage of the estimated cost)	46.55 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	14,02,98,141
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	N.A.

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	3,95,18,000
2	Cost incurred as on 05/02/2018	88,32,272
3	Work done in Percentage (as Percentage of the estimated cost)	22.35 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	3,06,85,728
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	N.A.

Yours Faithfully,

Kaushal Desai
Engineer

(Licence No.....)

Desai
Desai Kaushal Prafulbhai
COW Grade - I
301, Binani Complex,
Opp. Torrent Power Ltd. Naranpura
Ahmedabad - 380013.
LIC No. CW 0689220920 Dt. 23/09/2018

***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)