



FORM – 2
ENGINEER'S CERTIFICATE

Date: 27-08-2022

To,
Venus Infrabuild
1101, Venus Amadeus,
Jodhpur Cross Roads, Satellite, Ahmedabad - 380015.

Subject: Certificate of Cost Incurred for Development of “**Venus Pahel A1-03, A1-04-05**” for Construction of 2 building(s) F, G Block(s) of the last phase or for the plotted project, as the case may be, (GujRERA Registration Number - PR/GJ/VADODARA/VADODARA/Others/RAA06637/170120) situated on the Plot bearing C.N. No./CTS No.1299 &1309/ Survey no.434/1, 434/2, 434/3, Final Plot no.85, O.P.No. 87, T.P No. 20.

Demarcated by its boundaries (latitude and longitude of the end points)
22.283410, 73.163118 to the North, 22.283388, 73.163383 to the South, 22.283193, 73.163363 to the East, 22.283209, 73.163092 of Division, Village Atladra, Taluka Vadodara, District Vadodara, PIN 390012, admeasuring 15194 sq.mts. area being developed by **Venus Infrabuild**.

Ref: GujRERA Registration Number – PR/GJ/VADODARA/VADODARA/Others/RAA06637/170120

Sir,
I **Pooja Hiren Rathod** have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 2 Building(s)/ F, G Block(s) of the last Phase or for the plots of the plotted project as the case may be, situated on the plot bearing C.N. No./CTS No.1299 & 1309/ Survey no.434/1, 434/2, 434/3, Final Plot no. 85, O.P.No.87, T.P No. 20 of Division, Village Atladra, Taluka Vadodara, District Vadodara, PIN 390012, admeasuring 15194 sq.mts. area being developed by **Venus Infrabuild**.

1. Following technical professionals are appointed by Owner/Promoter:- (as applicable)
 - (i) Shri **Amit R. Shrivastava** as Architect
 - (ii) Shri **Vinubhai R. Patel** as Structural Consultant.
 - (iii) M/s. **A.D. Consultants** as MEP Consultant
 - (iv) Shri **Shirolawala Biren Vinodbhai** 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 **Shirolawala Biren Vinodbhai** 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.24,00,00,000/-** (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 **Vadodara Municipal Corporation** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. Based on Site Inspection by undersigned on 27-08-2022 date, the Estimated Cost Incurred till date is calculated at **Rs.24,00,00,000/-** (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 **VMC**(Planning Authority) is estimated at **Rs. 0/-** (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 Block-F (A1-03)****(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	6,20,00,000/-
2	Cost incurred as on 27-08-2022	6,20,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	0

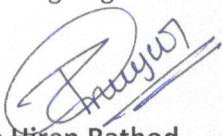
Building/Wing bearing Number Block-G (A1-04, A1-05)**(to be prepared separately for each Building/Wing of the Real Estate Project)**

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing	16,80,00,000/-
2	Cost incurred as on 27-08-2022	16,80,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	0



**TABLE – B****Internal & External Development Works in Respect of the entire Registered Phase**

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 27-08-2022	1,00,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	0

Yours Faithfully,For Hitansh Technical Solution
Consulting Engineers
Pooja Hiren Rathod

Local Authority License No. VUDA-EOR-441/2022-2027

Local Authority License No. Valid Till – 31.03.2027

POOJA HIREN RATHOD
VUDA LICENCE NO.
EOR-441/2022-27***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 –CList of Extra/Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)

Sr. No.	Particulars	Amounts (in Rs.)
1	Increased cost over estimate due to Price Escalation	1,08,46,000/-

