

VIJAYKUMAR B PATEL

B.E. (Civil)

AMC/ENGINEER, REGI. NO - 1ERH 26102610426

D-101, Saigold, New India Colony, New Nikol, Ahmedabad - 382350 .

(M) +91-96011 14325

FORM - 2
ENGINEER'S CERTIFICATE

Date: 16/03/2023

To

WHITESWAN BUILDCON LLP

409, SHRIRANG HEIGHTS,

BHAJI PURA, KUDASAN, GANDHINAGAR

Subject: Certificate of Cost Incurred for Development of VINAYAK COURTYARD, 9 No. of Building(s) BLOCK A, BLOCK B, BLOCK C, BLOCK D, BLOCK E, BLOCK F, BLOCK G, BLOCK H & BLOCK I, Wing(s) of the SINGLE Phase of the Project PR/GJ/GANDHINAGAR/GANDHINAGAR/AUDA/MAA07612/A1M/110122 situated on the Plot bearing Survey No. 187/P, FP NO. 274/1, TP NO. 19, RAYSAN, GANDHINAGAR, demarcated by its boundaries (latitude - 23.1571326 and longitude - 72.6596343) F.P.NO. 273/1 to the North 24 MTR TP ROAD to the South 18 MTR TP ROAD to the East F.P.NO. 181/1 to the West of Division Village: Raysan, Taluka: Gandhinagar Dist.: Gandhinagar admeasuring 17117 Sq.Mtrs. area being developed by WHITESWAN BUILDCON LLP.

Ref: GujRERA Registration No: PR/GJ/GANDHINAGAR/GANDHINAGAR/AUDA/MAA07612/A1M/110122

Sir,

I, VIJAY BABULAL PATEL have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being VINAYAK COURTYARD, 9 No. of Building(s) BLOCK A, BLOCK B, BLOCK C, BLOCK D, BLOCK E, BLOCK F, BLOCK G, BLOCK H & BLOCK I, Wing(s) of the SINGLE Phase of the Project PR/GJ/GANDHINAGAR/GANDHINAGAR/AUDA/MAA07612/A1M/110122 situated on the Plot bearing Survey No. 187/P, FP NO. 274/1, TP NO. 19, RAYSAN, GANDHINAGAR, demarcated by its boundaries (latitude - 23.1571326 and longitude - 72.6596343) F.P.NO. 273/1 to the North 24 MTR TP ROAD to the South 18 MTR TP ROAD to the East F.P.NO. 181/1 to the West of Division Village: Raysan, Taluka: Gandhinagar Dist.: Gandhinagar admeasuring 17117 Sq.Mtrs. area being developed by WHITESWAN BUILDCON LLP.

- Following technical professionals are appointed by Owner/Promoter:- (as applicable)
 - M/s./Shri/Smt. SNEHAL SUTHAR as Architect
 - M/s./Shri/Smt. JAYESH PANDYA as Structural Consultant
 - M/s./Shri/Smt. VIJAY BABULAL PATEL as MEP Consultant
 - M/s./Shri/Smt. VIJAY BABULAL PATEL 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 VIJAY BABULAL PATEL quantity Surveyor 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.1,41,00,00,000.00 (Rupees One Hundred Fourty One Crore Only) (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 GUDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
- Based on site inspection by undersigned on 15-03-2023, The Estimated Cost Incurred till date is calculated at Rs.46,00,00,000.00 (Rupee Fourty Six Crore Only) (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
- 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 GUDA (Planning Authority) is estimated at Rs.95,00,00,000.00 (Rupees Ninty Five Crore Only) (Total of Table A and B).
- 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;

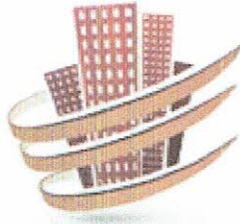
VIJAYKUMAR B. PATEL

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TABLE - A

Building/Wing bearing Number 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 31/08/2020 date of Registration is	18,80,00,000.00
2	Cost incurred as on 15/03/2023	7,90,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	42.02%
4	Balance Cost to be Incurred (Based on Estimated Cost)	10,90,00,000.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	

TABLE - A

Building/Wing bearing Number 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 31/08/2020 date of Registration is	18,80,00,000.00
2	Cost incurred as on 15/03/2023	7,90,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	42.02%
4	Balance Cost to be Incurred (Based on Estimated Cost)	10,90,00,000.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	

TABLE - A

Building/Wing bearing Number 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 31/08/2020 date of Registration is	18,80,00,000.00
2	Cost incurred as on 15/03/2023	4,10,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	21.81%
4	Balance Cost to be Incurred (Based on Estimated Cost)	14,70,00,000.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	

TABLE - A

Building/Wing bearing Number BLOCK D

(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 31/08/2020 date of Registration is	18,80,00,000.00
2	Cost incurred as on 15/03/2023	4,10,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	21.81%
4	Balance Cost to be Incurred (Based on Estimated Cost)	14,70,00,000.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	

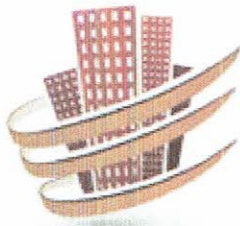
TABLE - A

Building/Wing bearing Number BLOCK E

(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 31/08/2020 date of Registration is	23,55,00,000.00
2	Cost incurred as on 15/03/2023	4,45,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	18.90%
4	Balance Cost to be Incurred (Based on Estimated Cost)	19,10,00,000.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	


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TABLE - A

Building/Wing bearing Number **BLOCK G**

(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>31/08/2020</u> date of Registration is	13,00,00,000.00
2	Cost incurred as on <u>15/03/2023</u>	5,20,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	40.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	7,80,00,000.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	

TABLE - A

Building/Wing bearing Number **BLOCK H**

(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>31/08/2020</u> date of Registration is	13,00,00,000.00
2	Cost incurred as on <u>15/03/2023</u>	5,20,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	40.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	7,80,00,000.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	

TABLE - A

Building/Wing bearing Number **BLOCK I**

(to be prepared separately for each Building/Wing of the Real Estate Project)

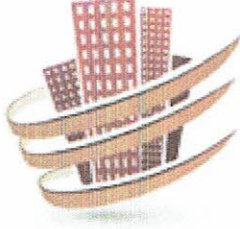
Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on <u>31/08/2020</u> date of Registration is	12,50,00,000.00
2	Cost incurred as on <u>15/03/2023</u>	7,00,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	56.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	5,50,00,000.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	

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 <u>31/08/2020</u> date of Registration is	3,75,00,000.00
2	Cost incurred as on <u>15/03/2023</u>	15,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	4.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	3,60,00,000.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	


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Yours Faithfully,

Signature of Engineer

Name of Engineer:

Local Authority Licence No:

Local Authority Licence Valid Till:

VIJAYKUMAR B PATEL

1ERH 26102610426

26/10/2026

Table -C

List of Extra/Additional Items executed with Cost
(Which were not parts of the original Estimate of Total Cost)


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