



JAY V. PUROHIT

B.E. (Civil), M.B.A. (Tech)

Consulting Civil Engineer, GUDA LIC-289/02/2011

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FORM - 2
ENGINEER'S CERTIFICATE

Date: 13/06/2022

To

The
PENGUIN BUILDCON LLP
409, SHRIRANG HEIGHTS,
BHAIJIPURA, KUDASAN, GANDHINAGAR.

Subject: Certificate of Percentage of Completion of Construction Work of VINAYAK SKYDECK, 2 No. of Building(s) A+B Wing(s) of the SINGLE Phase of the Project (PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/MAA04520/291218) situated on the Plot bearing Survey no. 101 PAIKI Final Plot no 121, TP. NO. 19 demarcated by its boundaries (latitude - 23.1625549 and longitude - 72.6491392 of the end points) to the North 24 MTR ROAD to the South F.P. NO - 122 (ARIHANT EXOTICA SCHEME) to the East F.P. NO - 119 to the West 80 MTR ROAD of Division GANDHINAGAR village RAYSAN taluka GANDHINAGAR District GANDHINAGAR PIN 382421 admeasuring 4507 sq.mts. area being developed by PENGUIN BUILDCON LLP

Ref: GujRERA Registration No: PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/MAA04520/291218

Sir,

I/We JAY VIKRANT PUROHIT have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 2 Building(s)/ A + B Wing(s) of the SINGLE Phase of the Project, situated on the Plot bearing Survey no. 101 PAIKI Final Plot no 121, TP. NO. 19 of Division GANDHINAGAR village RAYSAN taluka GANDHINAGAR District GANDHINAGAR PIN 382421 admeasuring 4507 sq.mts. area being developed by PENGUIN 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. as MEP Consultant
 - M/s./Shri/Smt. JAY VIKRANT PUROHIT 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 JAY VIKRANT PUROHIT 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. 19,46,00,000.00 (Rupees Nineteen Crore Forty Six Lakh 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 12-06-2022, The Estimated Cost Incurred till date is calculated at Rs.20,65,64,742.00 (Rupee Twenty Crore Sixty Lakh 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.0.00 (Rupee Zero Only) (Total of Table A and B).

JAY V. PUROHIT
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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 + 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>23/11/2018</u> date of Registration is (Please refer note 1 for change in costing)	Rs. 19,06,00,000.00
2	Cost incurred as on 13/06/2022	Rs. 20,25,64,742.00
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0.00
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>23/11/2018</u> date of Registration is (Please refer note 1 for change in costing)	Rs. 40,00,000.00
2	Cost incurred as on 13/06/2022	Rs. 40,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	

Yours Faithfully,

JAY V. PUROHIT
B.E.(Civil),M.BA.(Tech)
Consulting Civil Engineer
GUDA LIC-289/02/2011

Signature of Engineer

Name of Engineer:

Local Authority Licence No:

Local Authority Licence Valid Till:

Plot 1323/A-1, Sector-7-D,
Gandhinagar-382007
Gujarat
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ENG/289/02/2011
23/02/2027

Note 1 : Total Estimated Cost of the Project is Rs 19,46,00,000/- however in the earlier certificates we had given estimated costing in TABLE A as Rs 18,50,00,000/- and TABLE B as Rs 96,00,000/- However as the project progressed, We have realised that the breakup of the costing is on higher side in Table B and lower side on Table A, hence in this certificate we have revised costing of Table A to Rs 19,06,00,000/- and costing of Table B to Rs 40,00,000/- however the total estimated costing of the construction remains unchanged to Rs 19,46,00,000/-

Note 2 : Due to substantial increase in the basic material of the construction, the cost has gone up than the estimated cost. Due to the limitation on the RERA portal it does not allow to increase the estimation cost, and does not allow to put negative figure in case of increase in incurred cost, we have restricted to balance cost to Rs "0" in para 5. and shown actual status in table A and B.