

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)

To
SHRI LABH REALITY
NR. CLOUD 9, DPS-KALALI, TALSAT ROAD
Talsat
Vadodara - 390012

Date: 30/09/2018

Subject: Certificate of Percentage of Completion work of 181 No. Bungalows / Plots of the SERENE COUNTY (GujRERA Registration Number PR/GJ/VADODARA/VADODARA/Others/RAA02928/150618) situated on the Plot bearing Block No.

Demarcated by its boundaries (latitude 22°14'44.5"N longitude 73°09'55.6"E of the end points)

For the Block 90, Block No. 95 & 96 after adjacent Naliya Road to the North, Block No. 91 to the South, Block No. 92 to the East, Block No. 81 & 89 to the West, For the Block no. 91 Block No. 90 & 92 to the North, Block No. 03 after Naliya Road to the South, Block No. 01 to the East, Block No. 81 to the West And for the Block No. 92 Adjacent Naliya Road and part of Block No.01 to the North, Block No. 91 to the South, Block No. 01 to the East, Block No. 90 to the West of Division Vadodara village Talsat Taluka Vadodara District Vadodara PIN 390012 admeasuring 29138 sq.mts. area being developed by SHRI LABH REALITY.

Ref: GujRERA Registration Number PR/GJ/VADODARA/VADODARA/Others/RAA02928/150618

Sir,

I/We **AKASH SHAH & ASSOCIATES** have undertaken assignment of certifying Estimated Cost for the Real Estate Project registered under GujRERA PR/GJ/VADODARA/VADODARA/Others/RAA02928/150618, being 181 Bungalows / Plots of the First Phase or for the plotted project as the case may be, situated on the Plot bearing Block No. 90,91,92 R.S.No. 67/2, 66, 67/1. demarcated by its boundaries (latitude 22°14'44.5"N longitude 73°09'55.6"E of the end points) For the Block 90, Block No. 95 & 96 after adjacent Naliya Road to the North, Block No. 91 to the South, Block No. 92 to the East, Block No. 81 & 89 to the West, For the Block no. 91 Block No. 90 & 92 to the North, Block No. 03 after Naliya Road to the South, Block No. 01 to the East, Block No. 81 to the West And for the Block No. 92 Adjacent Naliya Road and part of Block No.01 to the North, Block No. 91 to the South, Block No. 01 to the East, Block No. 90 to the West of Division Vadodara village Talsat Taluka Vadodara District Vadodara PIN 390012 admeasuring 29138 sq.mts. area being developed by SHRI LABH REALITY.

1. Following technical professionals are appointed by Owner/Promoter:- (as applicable)

- (i) Shri. **Ruchir Sheth** as Architect
- (ii) M/s. **Akash Shah & Associates** as Structural Consultant
- (iii) M/s. **Krupalu Consultant** as MEP Consultant
- (iv) Shri. **Harshal Shah** 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 **Harshal Shah** 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.38,73,60,000/-** (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 **VUDA** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. Based on Site Inspection by undersigned on **31/08/2018**, The Estimated Cost Incurred till date is calculated at **Rs.22,21,67,674/-** (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 **VUDA** (Planning Authority) is estimated at **Rs.16,51,92,326/-** (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 Number 11 Nos of Plot / Bungalows (103,105,106,107,108,109,110,111,112,113,114)
(to be prepared separately for each Building/Wing of the Real Estate Project) Block Type A

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 31.08.2018 date of Registration is 16.05.2018	
2	Cost incurred as on 31.08.2018	55,00,000
3	Work done in Percentage (as Percentage of the estimated cost)	25,00,000
4	Balance Cost to be Incurred (Based on Estimated Cost)	45.45%
5	Cost Incurred on Additional/Extra Items as on 31.08.2018 not included in the Estimated Cost (Table –C)	30,00,000
		0.00

Table – A

Building/Wing bearing Number 2 Nos of Plot / Bungalows (30,44)
(to be prepared separately for each Building/Wing of the Real Estate Project) Block Type B

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 31.08.2018 date of Registration is 16.05.2018	
2	Cost incurred as on 31.08.2018	22,00,000
3	Work done in Percentage (as Percentage of the estimated cost)	2,20,000
4	Balance Cost to be Incurred (Based on Estimated Cost)	10.00%
5	Cost Incurred on Additional/Extra Items as on 31.08.2018 not included in the Estimated Cost (Table –C)	19,80,000
		0.00

Table – A

Building/Wing bearing Number 168 Nos of Plot / Bungalows
(1,14,15,43,60,61,69,70,78,79,89,90,100,104,138,139,153,166,167,181,2,3,4,5,6,7,8,9,10,11,12,13,16,17,18,19,20,21,22,23,24,25,26,27,28,29,31,32,33,34,35,36,37,38,39,40,41,42,45,46,47,48,49,50,51,52,53,54,55,56,57,58,59,62,63,64,65,66,67,68,71,72,73,74,75,76,77,80,81,84,85,86,87,88,91,92,93,94,95,96,97,98,99,101,102,115,116,117,118,130,131,132,133,134,135,136,137,140,141,142,143,144,145,146,147,154,155,156,157,158,159,160,161,162,165,168,169,170,171,172,173,174,175,176,177,178,179,180,163,164,82,83,119,120,121,122,123,124,125,126,127,128,129,148,149,150,151,152)
(to be prepared separately for each Building/Wing of the Real Estate Project) Block Type C

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 31.08.2018 date of Registration is 16.05.2018	
2	Cost incurred as on 31.08.2018	33,46,60,000
3	Work done in Percentage (as Percentage of the estimated cost)	17,66,97,674
4	Balance Cost to be Incurred (Based on Estimated Cost)	52.80%
5	Cost Incurred on Additional/Extra Items as on 31.08.2018 not included in the Estimated Cost (Table –C)	15,79,62,326
		0.00

Table - B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Common areas and Facilities Amenities	Amount (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31.08.2018.	
2	Cost incurred as on 31.08.2018	4,50,00,000
3	Work done in Percentage (as Percentage of the estimated cost)	4,27,50,000
4	Balance Cost to be Incurred (Based on Estimated Cost)	95.00%
5	Cost Incurred on Additional/Extra Items as on 31.08.2018 not included in the Estimated Cost (Table –C)	22,50,000
		0.00

Yours Faithfully,

AKASH SHAH

Local Authority license No. S-74

Local Authority license No. valid till 31/12/2019

AKASH SHAH

AKASH SHAH & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS
103, VICE REGAL, 15 PUNJNAGAR,
O. P. ROAD, VADODARA - 390 015.