

# TARANG V. PATEL

CIVIL ENGINEER

Mo. No: +91 8460430533

Mail ID: tarangvs@gmail.com

Lic. No.- GUDA/ENG/513/03/2021

Date:- 5/9/2022

FORM – 2(5)

(See Regulation 3)

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 : 05-09-2022

To,  
Vision Creative Infraspac LLP  
SHOP, B 166, PRAMUKH ARCADE  
NEAR RAJDHANI SOCIETY,  
VILLAGE : KUDASAN,  
GANDHINAGAR 382421

Subject: Certificate of Cost Incurred for Development of (Project Name Vision Ventus) for Construction of A And BUILDING-B(s) 2 Wing(s) of the \_\_\_\_\_ phase or for the plotted project, as the case may be, (Guj RERA Registration Number ( FOR APPLY ) ) situated on the Plot bearing C.N. No/CTS No.NA 168/2 Survey no. 168/2 Final Plot no. 54/2.

Demarcated by its boundaries (latitude and longitude of the end points) of the end points) to the North (23.174916, 72.649156) GUDA Plot F.P. No. 204 to the South (23.175594, 72.649171) 24 MTR Wide T.P.S Road to the East (23.175270, 72.649313) F.P. No. 54/1 to the West (23.175231, 72.649005) of Division F.P. No. 53 village Randesan taluka Gandhinagar District Gandhinagar PIN 382421 admeasuring 2367 sq.mts. area being developed by Vision Creative Infraspac LLP Authorized Partner Chetankumar Patel (Promoter)

Ref: Guj RERA Registration Number ( FOR APPLY )

Sir,  
I/We TARANG VITHTHALBHAI PATEL have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under Guj RERA, being A & BUILDING-B(s)/ 2 Wing(s) of the \_\_\_\_\_ Phase or for the plots of the plotted project as the case may be, situated on the plot bearing C.N. No/CTS No.NA168/2. Survey no. 168/2 Final Plot no. 54/2 of Division TP-5 village Randesan taluka Gandhinagar District Gandhinagar PIN 382421 admeasuring 2367 sq.mts. area being developed by Vision Creative Infraspac LLP

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

- (i) M/s/Shri/Smt Dipika Chavda as Architect
- (ii) M/s/Shri/Smt Macwan Nelson Nanubhai as Structural Consultant
- (iii) M/s/Shri/Smt Setu Consultants as MEP Consultant
- (iv) M/s/Shri/Smt TARANG VITHTHALBHAI PATEL as Quantity Surveyor\*



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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 Tarang Patel 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. 31,24,41,850 (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 Gandhinagar Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. Based on Site Inspection by undersigned on 05/09/2022 date, the Estimated Cost Incurred till date is calculated at Rs. 0.00 (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis 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 Gandhinagar Municipal Corporation (Planning Authority) is estimated at Rs. 312441850.00 (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the afore said 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 Vision Ventus  
(to be prepared separately for each Building/Wing of the Real Estate Project)

(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 05.09.2022 date of Registration is          | 13,68,94,625     |
| 2       | Cost incurred as on 05-09-2022                                                              | 0.00             |
| 3       | Work done in Percentage (as Percentage of the estimated cost)                               | 0.00%            |
| 4       | Balance Cost to be Incurred (Based on Estimated Cost)                                       | 13,68,94,625     |
| 5       | Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table –C) | 0.00             |



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Date:- 5/9/20 22

TABLE – A

Building/Wing bearing Number B or called Vision Ventus  
(to be prepared separately for each Building/Wing of the Real Estate Project)

(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 05.09.2022 date of Registration is                | 13,68,94,625     |
| 2       | Cost incurred as on 05-09-2022                                                                    | 0.00             |
| 3       | Work done in Percentage (as Percentage of the estimated cost)                                     | 0.00%            |
| 4       | Balance Cost to be Incurred (Based on Estimated Cost)                                             | 13,68,94,625     |
| 5       | Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C) | 0.00             |

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 | 3,86,52,600      |
| 2       | Cost incurred as on 05-09-2022                                                                         | 0.00             |
| 3       | Work done in Percentage (as Percentage of the estimated cost)                                          | 0.00%            |
| 4       | Balance Cost to be Incurred (Based on Estimated Cost)                                                  | 3,86,52,600      |
| 5       | Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)      | 0.00             |

Yours Faithfully,

TARANG VITHTHALBHAI PATEL

Signature & Name (IN BLOCK LETTERS) with Stamp of Engineer

Local Authority license no.GUDA/ENG/513/03/2021

Local Authority License no. valid till (Date) 22/03/2026

\*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.

  
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Date:- 29/2022

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

Table -C

List of Extra/Additional Items executed with Cost

(Which were not part of the original Estimate of Total Cost)



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