

PRAFUL A. SHRIMALI

(Civil engineer)

31, TEJANAND SOCIETY NEAR MARKET YARD, O.N.G.C. ROAD, KALOL (N.G)

FORM – 2
ENGINEER'S CERTIFICATE

Date: 22/03/2018

To,
The Venus Infrastructure & Developers Pvt. Ltd.
1101, Venus Amadeus, Jodhpur Cross Road,
Satellite, Ahmedabad 380015

Subject: Certificate of Cost Incurred for Development of (Project Name Park Heights) for Construction of 1 building(s) 1 Wing(s) of the only phase or for the plotted project, as the case may be, (GujRERA Registration Number PR/GJ/AHMEDABAD/AHMADABAD CITY/AUDA/MAA00304/290917) situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. 34/2

Demarcated by its boundaries (latitude and longitude of the end points)

23 00 08.96N-72 31 14.28E, 23 00 13.44N-72 31 18.41E, 23 00 06.33N-72 31 18.12E, 23 00 05.91N-72 31 11.52E, 23 00 11.55N- 72 31 11.25E Division, 83 Vejalpur- Gyaspur Village Vejalpur, Taluka Ahmedabad, District Ahmedabad, PIN 380051, admeasuring 2735 sq.mts. area being developed by Venus Infrastructure and Developers Pvt Ltd

Ref: GujRERA Registration Number PR/GJ/AHMEDABAD/AHMADABAD CITY/AUDA/MAA00304/290917

Sir,

I Praful A Shrimali have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 1 Building(s)/ 1 Wing(s) of the only Phase or for the plots of the plotted project as the case may be, situated on the plot bearing C.N. No./CTS No./Survey no./Final Plot no.34/2 of Division 83 Vejalpur- Gyaspur, village Vejalpur, taluka Ahmedabad, District Ahmedabad PIN 380051 admeasuring 2735 sq.mts. area being developed by Venus Infrastructure and Developers Pvt Ltd

1. Following technical professionals are appointed by Owner/Promoter:- (as applicable)
 - (i) Shri AVN Architects as Architect
 - (ii) Smt Dinaben Vijaykumar Shah as Structural Consultant.
 - (iii) M/s. Soham Consultancy & Antech Consultant as MEP Consultant
 - (iv) Shri Govind Patel 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 Govind Patel quantity Surveyor appointed by Developer/Engineer and the site inspection carried out by us.


PRAFUL A. SHRIMALI
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31, Tejanand Society, B/h. Market
Yard, O.N.G.C. Road,
Kalol-382721.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 22,29,00,000/- (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 Ahmedabad Municipal Corporation (AMC) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. Based on Site Inspection by undersigned on 22/03/2018 date, the Estimated Cost Incurred till date is calculated at Rs. 17,80,00,000/- (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 Ahmedabad Municipal Corporation (AMC) is estimated at Rs.4,49,00,000/- (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 1

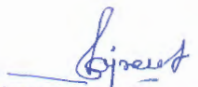
Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 22/03/2018	21,28,00,000/-
2	Cost incurred as on 22/03/2018	17,75,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	83%
4	Balance Cost to be Incurred (Based on Estimated Cost)	3,53,00,000/-
5	Cost Incurred on Additional/Extra Items as on 22/03/2018 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 22/03/2018 date of Registration is	1,01,00,000/-
2	Cost incurred as 22/03/2018	5,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	5%
4	Balance Cost to be Incurred (Based on Estimated Cost)	96,00,000/-
5	Cost Incurred on Additional/Extra Items as on 22/03/2018 not included in the Estimated Cost (Table –C)	0

Yours Faithfully,

PRAFUL A SHRIMALI
Local Authority license no. ER 0205020921R3
Local Authority License no. valid till (Date) 02/09/21


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***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 –C

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


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