

MARGESH PATEL

(CIVIL ENGINEER) AUDA, AMC, GUDA MOB.:- 9662260692

D/1, Ratandee Complex, Sola Road, Ghatlodia, Ahmedabad -380061.

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: 26/12/2019

To,

R. S. PROCON

1301, 1302, TITANIUM ONE, NEAR BODAKDEV CROSS ROAD, S. G. HIGHWAY, AHMEDABAD-380059, GUJARAT,

Subject: Certificate of Cost Incurred for Development of (Project Name STANZA) for Construction of 4 building(s) A+B+C+D Wing(s) of the FIRST & FINAL phase or for the plotted project, as the case may be, (GujRERA Registration Number PR/GJ/AHMEDABAD/SANAND/AUDA/RAA00476/161017) situated on the Plot bearing C.N. No./CTS No./Survey no.318/1/Final Plot no. 50/1. Demarcated by its boundaries latitude and longitude of the end points) BLOCK NO. 318/P to the North BLOCK NO. 320/P to the South NADIYA ROAD to the East BLOCK NO. 319 AND 320 to the West of Division West village SHELA, taluka -Ahmedabad District-Ahmedabad PIN- 380058 admeasuring 7957 sq.mts. area being developed by R. S. PROCON.

Ref: GujRERA Registration Number PR/GJ/AHMEDABAD/SANAND/AUDA/RAA00476/161017 Sir,

I **Margesh R. Patel** have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 4 Building(s)/ A+B+C+D Wing(s) of the FIRST & FINAL 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.318/1/Final Plot no. 50/1 of Division West village SHELA, taluka -Ahmedabad District-Ahmedabad PIN- 380058 admeasuring 7957 sq.mts. area being developed by R. S. PROCON.

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

- I. M/s/Shri/SmtPARDAVA DESIGN CONSULTANTS as Architect
- II. M/s/Shri/SmtSARJAN CONSULTANTS as Structural Consultant
- III. M/s/Shri/SmtJHAVERI ASSOCIATES as MEP Consultant


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AUDA/ENGG/01116.

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 630000000 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. 630000000 (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 AUDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. Based on Site Inspection by undersigned on 26/12/2019 date, the Estimated Cost Incurred till date is calculated at Rs. 648248040 (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 AUDA (Planning Authority) is estimated at Rs. 0 (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;

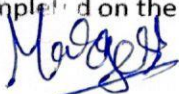

Margesh R. Patel
(Civil Engineer)
D-1, Ratandeep Complex,
Ghatlodia, Ahmedabad - 61.
AUDA/ENGG/01116.

TABLE – A

Building/Wing bearing Number A or called 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 25/09/2017 date of Registration is	147500000
2	Cost incurred as on 26/12/2019	147500000
3	Work done in Percentage (as Percentage of the estimated cost)	100.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	0
5	Cost Incurred on Additional/Extra Items as on 26/12/2019 not included in the Estimated Cost (Table –C)	4562010

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 25/09/2017 date of Registration is	100000000
2	Cost incurred as on 26/12/2019	100000000
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0
5	Cost Incurred on Additional/Extra Items as on 26/12/2019 not included in the Estimated Cost (Table –C)	

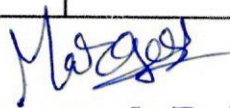

Margesh R. Patel
 (Civil Engineer)
 D-1, Ratandeep Complex,
 Ghatlodia, Ahmedabad - 61.
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TABLE – A

Building/Wing bearing Number B or called 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 25/09/2017 date of Registration is	147500000
2	Cost incurred as on 26/12/2019	147500000
3	Work done in Percentage (as Percentage of the estimated cost)	100.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	0
5	Cost Incurred on Additional/Extra Items as on 26/12/2019 not included in the Estimated Cost (Table –C)	4562010

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 25/09/2017 date of Registration is	100000000
2	Cost incurred as on 26/12/2019	100000000
3	Work done in Percentage (as Percentage of the estimated cost)	100.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	0
5	Cost Incurred on Additional/Extra Items as on 26/12/2019 not included in the Estimated Cost (Table –C)	


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TABLE – A

Building/Wing bearing Number C or called 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 25/09/2017 date of Registration is	147500000
2	Cost incurred as on 26/12/2019	147500000
3	Work done in Percentage (as Percentage of the estimated cost)	100.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	0
5	Cost Incurred on Additional/Extra Items as on 26/12/2019 not included in the Estimated Cost (Table –C)	4562010

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 25/09/2017 date of Registration is	100000000
2	Cost incurred as on 26/12/2019	100000000
3	Work done in Percentage (as Percentage of the estimated cost)	100.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	0
5	Cost Incurred on Additional/Extra Items as on 26/12/2019 not included in the Estimated Cost (Table –C)	

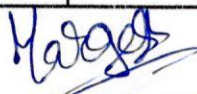

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TABLE – A

Building/Wing bearing Number D or called 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 25/09/2017 date of Registration is	147500000
2	Cost incurred as on 26/12/2019	147500000
3	Work done in Percentage (as Percentage of the estimated cost)	100.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	0
5	Cost Incurred on Additional/Extra Items as on 26/12/2019 not included in the Estimated Cost (Table –C)	4562010

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 25/09/2017 date of Registration is	100000000
2	Cost incurred as on 26/12/2019	100000000
3	Work done in Percentage (as Percentage of the estimated cost)	100.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	0
5	Cost Incurred on Additional/Extra Items as on 26/12/2019 not included in the Estimated Cost (Table –C)	

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) with Stamp of Engineer
MARGESH R. PATEL

Local Authority license no. AUDA/ENGG/01116

Local Authority License no. valid till (Date) 15/09/2022.


Margesh R. Patel
(Civil Engineer)
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Ghatlodia, Ahmedabad - 81.
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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)

- 1) RMC quantity difference till date of amount Rs. 18248040.



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