

SAURABH M. PATEL
(CIVIL ENGINEER) (Lic No. E-485)
Patel Khadki, At. Sadhi, Ta. Padra, Baroda-391445

FORM - 2
ENGINEER'S CERTIFICATE

Date: 31.12.2021

To

The VINAYAK BUILDERS-Woodscape

Harigajanand Complex, Dandia Bazar Road, Vadodara - 390001.

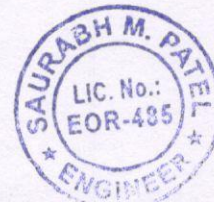
Subject: Certificate of Cost Incurred for Development of Woodscape 156 Bungalows of the 1st & Final Phase of the Project WOODSCAPE (Project Registration PR/GJ/VADODARA/VADODARA/OTHERS/RAA01079/EX2/161121) situated on the Plot bearing Block No.-657, Old Revenue Survey No. - 936, 937, 939 demarcated by its boundaries 22°14'57.3"N 73°08'50.3"E to the North 22°14'52.1"N 73°08'52.8"E to the South 22°14'55.0"N 73°08'55.3"E to the East 22°14'54.4"N 73°08'49.0"E to the West of village BIL taluka VADODARA District VADODARA PIN 391410. Admeasuring 23371 sq.mts. Area being developed by VINAYAK BUILDERS.

Ref: GujRERA Registration Number PR/GJ/VADODARA/VADODARA/OTHERS/RAA01079/EX2/161121

Sir,

We Saurabh M Patel has undertaken assignment of certifying Estimated Cost for the Real Estate Project WOODSCAPE registered under GujRERA, being 156 Bungalows situated on the plot bearing Block No.-657, Old Revenue Survey No. - 936, 937, 939 of village BIL taluka VADODARA District VADODARA PIN 391410 admeasuring 23371 sq.mts. area being developed by VINAYAK BUILDERS as per the approved plan.

1. Following technical professionals are appointed by Owner/Promoter:- (as applicable)
 - (i) M/s SAURABH M. PATEL as Engineer
 - (ii) M/s. NITIN SIDHPURA & ASSOCIATES as Structural Consultant
 - (iii) M/s. ORIENTAL ELECTRICALS as electrical consultant & Shri JAGDISH B. NAYEE as plumbing consultant
 - (iv) Shri Akash Parekh as Site Supervisor/Clerk of Works
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 Akash Parekh 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. 35,45,00,000/-. (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 VUDA being the Planning Authority under whose jurisdiction the Aforesaid project is being implemented.



SAURABH M. PATEL

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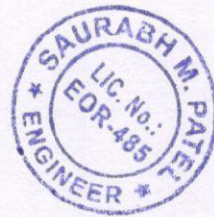
4. Based on Site Inspection by undersigned on 31.12.2021, Estimated Cost Incurred till date is calculated at Rs. 35,45,00,000/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
5. The Balance Cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from VUDA is estimated at Rs. 0, 00/- (Zero) 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
TYPE-A -44 UNITS

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 04/08/2017 date of Registration is <u>21.12.17</u>	8,38,55,000/-
2	Cost incurred as on <u>31.12.2021</u>	8,38,55,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0,00,000/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	-

TABLE – A
TYPE-B -63 UNITS

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 04/08/2017 date of Registration is <u>21.12.17</u>	9,92,55,000/-
2	Cost incurred as on <u>31.12.2021</u>	9,92,55,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0,00,000/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	-



A handwritten signature in black ink, appearing to be "Saurabh M. Patel".

SAURABH M. PATEL
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TABLE – A
TYPE-C -6 UNITS

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 04/08/2017 date of Registration is <u>21.12.17</u>	1,12,30,000/-
2	Cost incurred as on <u>31.12.2021</u>	1,12,30,000/-
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 _____ not included in the Estimated Cost (Table –C)	-

TABLE – A
TYPE-D -38 UNITS

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 04/08/2017 date of Registration is <u>21.12.17</u>	6,50,00,000/-
2	Cost incurred as on <u>31.12.2021</u>	6,50,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	00,00,000/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	-

TABLE – A
TYPE-E -5 UNITS

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 04/08/2017 date of Registration is <u>21.12.17</u>	93,75,000/-
2	Cost incurred as on <u>31.12.2021</u>	93,75,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0,00,000/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	-

Signature

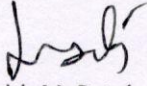


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TABLE – B
(To be prepared for the entire registered phase of the Real Estate Project)

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 04/08/2017 , date of Registration is <u>21.12.17</u>	8,65,00,000/-
2	Cost incurred as on <u>31.12.2021</u>	8,65,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	-

Yours Faithfully,



Saurabh M. Patel

Local Authority License No. E -485

Local Authority License Valid till : 31/03/2023

SAURABH M. PATEL
(ENGINEER)
Patel Khadki, At. Sadhi,
Ta. Padra, Baroda-391445
Lic. No.: EOR-485

***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 labor, 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

