

## 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)

Date: 03/07/2020

To,  
ARPAN DEVELOPERS  
RADHE INFINITY,  
RAKSHA SHAKTI CIRCLE,  
NR. SWAMINARAYAN DHAM,  
KUDASAN  
GANDHINAGAR-382421

**SANDIP G. THAKKAR**  
(B.E. Civil)  
Registered Engineer  
AMC LIC No. ER-1207040922  
402, Vandan Appartment, Paldi,  
AHMEDABAD-380007. Ph. 26622766.

Subject: Certificate of Cost Incurred for Development of RADHE INFINITY for Construction of FIVE building FIVE Wing(s) of the ENTIRE phase (GujRERA Registration Number: PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/CAA06553/020120) situated on the Plot bearing Final Plot no. 25/2

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

12M ROAD to the North, F.P. NO 35 & 37 to the South, F.P. NO 36&134 TO the East, 12M ROAD to the West of Division-T.P. Schme- No.4(KUDASAN-DHOLAKUVA) Village-KUDASAN, Taluka-GHANDHINAGAR, District-GANDHINAGAR PIN-382421, Admeasuring 14068.00sq.mts. Area being developed by ARPAN DEVELOPERS.

Ref: GujRERA Registration Number : PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/CAA06553/020120  
Sir,

I Sandip Thakkar have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being ONE Building(s) ONE Wing(s) of the ENTIRE Phase situated on the plot bearing Final Plot no.25/2 of Division- GUDA.T.P. SCHME No.4(KUDASAN-DHOLAKUVA) Village-KUDASANAT, Taluka -GHANDHINAGAR, District-GANDHINAGAR PIN-382421, Admeasuring 14068sq.mts. Area being developed by ARPAN DEVELOPERS.

1. Following technical professionals are appointed by Owner/Promoter:- (as applicable)
  - (i) Mr. VISION INFRA CREATION PVT LTD as Architect
  - (ii) Mr. JIGAR BHAI SHAH as Structural Consultant
  - (iii) Mr. DIPEN MEHTA as MEP Consultant
  - (iv) Mr. Sandip Thakkar 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 Sandip Thakkar 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 of the aforesaid project under reference as Rs.113,00,00,000=00(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 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 30/06/2020, The Estimated Cost Incurred till date is calculated at Rs.3,49,17,600=00 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 from GUDA is estimated at Rs.109,50,82,400=00 (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 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 30/06/2020 date of Registration is                | 14,36,20,000=00  |
| 2       | Cost incurred as on 30/06/2020                                                                    | 71,81,000=00     |
| 3       | Work done in Percentage (as Percentage of the estimated cost)                                     | 5.00%            |
| 4       | Balance Cost to be Incurred (Based on Estimated Cost)                                             | 13,64,39,000=00  |
| 5       | Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C) |                  |

Building 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 30/06/2020 date of Registration is                | 14,36,20,000=00  |
| 2       | Cost incurred as on 30/06/2020                                                                    | 71,81,000=00     |
| 3       | Work done in Percentage (as Percentage of the estimated cost)                                     | 5.00%            |
| 4       | Balance Cost to be Incurred (Based on Estimated Cost)                                             | 13,64,39,000=00  |
| 5       | Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C) |                  |

**SANDIP G. THAKKAR**

(B.E. Civil)

Registered Engineer

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Building 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 30/06/2020 date of Registration is                | 14,08,94,000=00  |
| 2       | Cost incurred as on 30/06/2020                                                                    | 0=00             |
| 3       | Work done in Percentage (as Percentage of the estimated cost)                                     | 0%               |
| 4       | Balance Cost to be Incurred (Based on Estimated Cost)                                             | 13,60,31,007=00  |
| 5       | Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C) |                  |

Building 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 30/06/2020 date of Registration is                | 14,08,94,000=00  |
| 2       | Cost incurred as on 30/06/2020                                                                    | 0=00             |
| 3       | Work done in Percentage (as Percentage of the estimated cost)                                     | 0%               |
| 4       | Balance Cost to be Incurred (Based on Estimated Cost)                                             | 13,60,31,007=00  |
| 5       | Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C) |                  |

Building E

(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 30/06/2020 date of Registration is                | 51,38,90,000=00  |
| 2       | Cost incurred as on 30/06/2020                                                                    | 2,05,55,600=00   |
| 3       | Work done in Percentage (as Percentage of the estimated cost)                                     | 4.00%            |
| 4       | Balance Cost to be Incurred (Based on Estimated Cost)                                             | 49,33,34,400=00  |
| 5       | Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C) |                  |

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**TABLE - B**  
(to be prepared for the entire registered phase of the Real Estate Project)

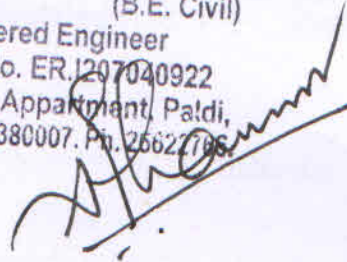
| Sr. No. | Particulars                                                                                                                                                   | Amounts (in Rs.) |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 1       | Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30/06/2020 date of Registration is | 4,70,82,000      |
| 2       | Cost incurred as on 30/06/2020                                                                                                                                | 0=00             |
| 3       | Work done in Percentage (as Percentage of the estimated cost)                                                                                                 | 0%               |
| 4       | Balance Cost to be Incurred (Based on Estimated Cost)                                                                                                         | 4,70,82,000      |
| 5       | Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)                                                             |                  |

Yours Faithfully,  
Signature of Engineer  
(Licence No ER 1207040922)  
LIC.EXP.DATE: 04/09/22  
DATE:

**SANDIP G. THAKKAR**

(B.E. Civil)

Registered Engineer  
AMC LIC No. ER.1207040922  
402, Vandan Apartment, Paldi,  
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FORM – 2 (Annexure)]

ENGINEER'S CERTIFICATE FOR QUALITY ASSURANCE

Quality Assurance Certificate for Project Registration Number –  
PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/CAA06553/020120

(Certificate for the quarter ending:-----)

Sir,

I Sandip Thakkar have undertaken an assignment of supervision of this real estate project.

**Our Responsibility**

To carry out the work in accordance with the development permission and as per the approved plan and submit certificate of supervision of work and to carry out material testing in-situ or in the NABL approved Lab / GTU affiliated Eng. Colleges & Polytechnic Lab / GICEA Lab and to ensure quality of work and workmanship as per prescribed specifications as per NBC and or other relevant code of practice. The materials used in the project are conforming to the standards stipulated in IS SP21, 2005.

**1. Material Testing:**

I / We have applied following mandatory checks on the basic materials, used in the construction;

**i. Cement –**

It has been tested for its fineness, soundness, setting time, compressive strength etc. as per IS code 3535:1986 or as per other relevant IS/BS/NBC code, or as per industry standards and its results are within the permissible limits.

**ii. Coarse Aggregate –**

It has been tested, for deleterious materials, clay lumps, crushing value, impact value as per IS 2430:1986 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within the permissible limits.

**iii. Bricks / Blocks –**

They have been tested for water absorption, crushing strength etc. as per IS 5454:1978 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within permissible limits.

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**iv. Concrete / Ready-mix Concrete –**

It has been tested for compressive strength for various periods as per IS 456:2000 and IS 1199 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within permissible limits.

**v. Steel for Concrete –**

It has been tested as per IS 2062:2011 or as per other relevant IS/BS/NBC code or as per industry standards for tensile strength, elongation and gauge length etc. and its results are within permissible limits.

**vi. Testing of Other Materials –**

Other materials like sand, crushed sand, floor tiles, fixtures and fittings, pipes and sanitary fittings etc. (List out all items) used in this project conform to relevant IS/BS/NBC code or as per standards laid down by the industry for a particular material.

**vii. Number and Frequency of testing**

The materials used are subjected to required tests in prescribed number and frequency.

**viii. Codes of foreign country**

Material used in the project for which IS code or standard is not available, the same is tested using relevant code of other country or as per standards laid down by the industry.

**ix. Fire Resistance**

The materials/composites used in construction complied to the required fire resistance.

**2. Workmanship:**

I / We hereby certify that work has been carried out under my / our supervision. I / We further certify that workmanship and quality is satisfactory and up to the mark and the work has been acceptable within the permissible limits of deviations as per relevant code of practice.

**3. Electrical Materials and Workmanship:**

Works of all the electrical wiring / connections / lift installation / other electrical installations have been carried out under authorized / registered electrical engineer and its records has been maintained. The materials used conform to the relevant IS / BS / National Building Codes or as per industry standards.

**4. Structural Engineer:**

**SANDIP G. THAKKAR**

(B.E. Civil)

Registered Engineer

AMC LIC No. ER/207040922

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AHMEDABAD-380007. Ph. 26622766.

Promoter has engaged structural Engineer Mr. JIGARBHAI SHAH having Licenses no. GUDA-SD-1/063/05/2008 having office no. 401-402, FORTH FLOOR, SHANTI ARCADE, 132 Ft. RING ROAD NR. SAPTAL PARTY PLOT, NARANPURA, AHMEDABAD-380013 cell no. +91 9825315844. The structural design of buildings in this project has been done under his supervision. I / We have checked the soil report before laying PCC for foundation in consultation with soil consultant. The formwork and concrete mix design have been done as per relevant codes as applicable. His / Her periodic checks and certificates for STABILITY and SAFETY have been kept on record.

The structural design is carried out considering applicable earthquake and/or wind load for this project and copes with the required fire resistance.

**5. Preservation of Records:**

Record of all test results of this project have been properly kept in the prescribed formats and will be preserved at least up to the defect liability period or for the period as required by any other provision of law.

**6. The following materials or any other item of work which were not conforming to the standard specifications and which were not rejected, because of reasons specified hereunder;**

.....  
.....

Yours Faithfully,

Yours Faithfully,  
Signature of Engineer  
(Licence No ER 1207040922)  
Lic. Exp. Date: 04/09/22  
Date:

**SANDIP G. THAKKAR**

(B.E. Civil)

Registered Engineer

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