

SUTHAR DHAVALKUMAR KIRITKUMAR

Sanskrut 1st Floor, Old High Court Road, Ashram Road, Ahmedabad - 380009

Registration No. 001ERH29052710576

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: 17/06/2022

To

The Bakeri Urban Development Pvt. Ltd.
1st Floor, Sanskrut Building, Near Old High Court,
Off. Ashram Road, Ahmedabad - 380 009.

Subject: Certificate of Cost Incurred for Development of Bakeri Swara for Construction of Five building(s) E,F,G,H,I Wing(s) of the Second phase or for the residential project, as the case may be, (Guj RERA Registration Number PR / GJ / VADODARA / VADODARA / Others / RAA 00359/061017) situated on the Plot bearing Survey No. 41/P, 548/2/P, 548/1, 551, 552

Demarcated by its boundaries (latitude and longitude of the end points) 550totheNorth Reserve Plot to the South 12 mtr. Road to the East 548/1 to the West of Division Makarpura & Jambuwa, Village Taluka District Vadodara PIN 390010 admeasuring 7704.62 sq.mts. area being developed by Bakeri Urban Development Pvt. Ltd.

Ref: Guj RERA Registration Number PR / GJ / VADODARA / VADODARA / Others / RAA 00359 /061017

Sir,

I, Suthar Dhavalkumar Kiritkumar, have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under Guj RERA, being Building(s) E,F,G,H,I Wing(s) of the Second Phase or for the plots of the plotted project as the case may be, situated on the plot bearing Survey No. 41/P, 548/2/P, 548/1, 551, 552 of Division Makarpura & Jambuwa village Taluka District Vadodara PIN 390010 admeasuring 7704.62 sq.mts. area being developed by Bakeri Urban Development Pvt. Ltd.

SUTHAR DHAVAL K.
G-501, Vrajdharm Society,
Chandhyapuri Sector-4,
Ghatlodiya, Ahmedabad-380 061
AMC-001ERH29052710576

1. Following technical professionals area appointed by Owner / Promoter:- (as applicable)
 - (i) M/s / Shri / Smt Ruchi Harshadkumar Shah as Architect
 - (ii) M/s / Shri / Smt Vinubhai R. Patel (Zarna Associate) as Structural Consultant
 - (iii) M/s / Shri / Smt Jhaveri Associate as MEP Consultant
 - (iv) M/s / Shri / Smt Maulik Trivedi 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 Maulik Trivedi 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.35,24,00,000/- (Total of Table A and B). The estimated Total Cost of Project is with reference to the Civil, MEP and allied work required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the Vadodara Mahanagar Sewa Sadan being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. Based on Site Inspection by undersigned on 16/06/2022 date, the Estimated Cost Incurred till date is calculated at Rs.35,24,00,000/- (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 Vadodara Mahanagar Sewa Sadan (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:

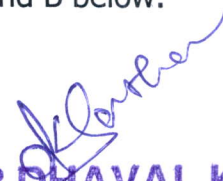

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TABLE - ABuilding / Wing bearing Number **E** or called **E**

(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 31 st July 2017 date of Registration is	5,61,38,400
2	Cost incurred as on D/17/06/22	5,61,38,400
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)	-

Building / Wing bearing Number or **F** called **F**

(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 31 st July 2017 date of Registration is	6,09,52,500
2	Cost incurred as on D/17/06/22	6,09,52,500
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)	-

Building / Wing bearing Number **G** or called **G**

(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 31 st July 2017 date of Registration is	6,52,05,000
2	Cost incurred as on D/17/06/22	6,52,05,000
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)	-

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Building / Wing bearing Number **H** or called **H**

(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 31 st July 2017 date of Registration is	6,30,22,000
2	Cost incurred as on D/17/06/22	6,30,22,000
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)	-

Building / Wing bearing Number **I** or called **I**

(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 31 st July 2017 date of Registration is	6,06,30,100
2	Cost incurred as on D/17/06/22	6,06,30,100
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)	-

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 building/wing as on 31 st July 2017 date of Registration is	4,64,52,000
2	Cost incurred as on D/17/06/22	4,64,52,000
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)	-

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SUTHAR DHAIVAL K.
Yours Sincerely,
G-501, Vrajdharm Society,
Chanakyapuri Sector-4,
Ghatlodiya, Ahmedabad-380 061
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SUTHAR DHAVALKUMAR KIRITBHAI

Authority license No. 001ERH29052710576

Local Authority License no. valid till (Date) 29/05/2027

***Note**

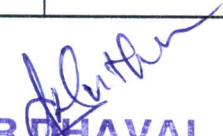
1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate / Completion Certificate.
2. (*) Quantity Survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of 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 specification 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)

Rs. In Lakh

Total cost incurred including unpaid expenses	3,079
Provision for contingencies and cost escalation etc. (Unused) and estimation difference	445
Cost Based on physical progress % (Eng. Certificate)	3,524
Balance cost to be incurred	0
Total project cost	3,524


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