

PRAFUL A. SHRIMALI

(Civil Engineer)

31, TEJANAND SOCIETY, B/H. MARKET YARD, O.N.G.C. ROAD, KALOL, (N.G.) DIST. GANDHINAGAR

FORM - 2
ENGINEER'S CERTIFICATE

Date: 15/05/2023

To,
VRAJ CORPORATION,
2nd Floor, Maruti Arcade,
Shivranjani Cross Road,
Above Pintoo Garments,
132ft Ring Road, Satellite,
Ahmedabad-380015.

Subject: Certificate of Cost Incurred for Development of **Poonam Pride** for Construction of 19 No. of Building(s) A, B, C, D, E, E1, F, G, H, I, J, K, L, M, N, O, P, Q, R Wing(s) of the only Phase of the Project, as the case may be, (GujRERA Registration Number PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA02979/EX2/270522) situated on the Plot bearing C.N. No./CTS No./Survey no. /Final Plot no. 25 of D.T.P No. 1 (Shela).

Demarcated by its boundaries (latitude and longitude of the end points)
43/2, 44 to North 18 M.T.TPS Road to the South FP22/2, 23/1 to the East FP 2, 28, 42 to the West of Division, village Shela, taluka Sanand, District Ahmedabad, PIN 350058, admeasuring 40,742.99 Sq.mts. area being developed by **Vraj Corporation**.

Ref: GujRERA Registration Number **PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA02979/EX2/270522**

Sir,

I **Praful Shrimali** have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 19 No. of Building(s) A, B, C, D, E, E1, F, G, H, I, J, K, L, M, N, O, P, Q, R Wing(s) of the only Phase of the Project, as the case may be, (GujRERA Registration Number PR/GJ/AHMEDABAD/CITY/AUDA/RAA02979/220618) situated on the Plot bearing C.N. No./CTS No./Survey no. /Final Plot no.25 of D.T.P No. 1 (Shela), Division, village Shela, taluka Sanand, District Ahmedabad, PIN 350058, admeasuring 40,742.99 Sq.mts. area being developed by **Vraj Corporation**.

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

- (i) Shri Bhavik Nandi as Architect.
- (ii) Shri Haresh A Shah as Structural Consultant
- (iii) M/s. Malnglam Electric & Vimrsh Consultan as MEP Consultan
- (iv) Shri Nimesh Kulkarni as Quantity Surveyor*

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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 **Nimesh Kulkarni** 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.110,46,53,426/-** (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 **15/05/2023** date, the Estimated Cost Incurred till date is calculated at **Rs.89,10,20,000/-** (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 **AUDA**(Planning Authority) is estimated at **Rs.21,36,33,426/-**(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 **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 15/05/2023	8,63,90,000/-
2	Cost incurred as on 15/05/2023	6,77,08,100/-
3	Work done in Percentage (as Percentage of the estimated cost)	78.37%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,86,81,900/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	N.A.

Building/Wing bearing Number **B**

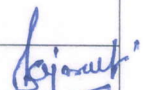
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 15/05/2023	6,28,29,000/-
2	Cost incurred as on 15/05/2023	4,93,30,730/-
3	Work done in Percentage (as Percentage of the estimated cost)	78.52%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,34,98,270/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	N.A.

Building/Wing bearing Number **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 15/05/2023	1,24,77,000/-
2	Cost incurred as on 15/05/2023	1,03,05,500/-
3	Work done in Percentage (as Percentage of the estimated cost)	78.30%
4	Balance Cost to be Incurred (Based on Estimated Cost)	21,71,500/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	N.A.


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Building/Wing bearing Number **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 15/05/2023	1,87,15,000/-
2	Cost incurred as on 15/05/2023	1,52,95,900/-
3	Work done in Percentage (as Percentage of the estimated cost)	81.73%
4	Balance Cost to be Incurred (Based on Estimated Cost)	34,19,100/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	N.A.

Building/Wing bearing Number **H**
(to be prepared separately for each Building/Wing of the Real Estate Project)

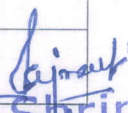
Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 15/05/2023	3,74,32,000/-
2	Cost incurred as on 15/05/2023	2,95,20,860/-
3	Work done in Percentage (as Percentage of the estimated cost)	78.86%
4	Balance Cost to be Incurred (Based on Estimated Cost)	79,11,140/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	N.A.

Building/Wing bearing Number **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 15/05/2023	3,11,93,000/-
2	Cost incurred as on 15/05/2023	2,46,54,440/-
3	Work done in Percentage (as Percentage of the estimated cost)	79.04%
4	Balance Cost to be Incurred (Based on Estimated Cost)	65,38,560/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	N.A.

Building/Wing bearing Number **J**
(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 15/05/2023	15,65,09,000/-
2	Cost incurred as on 15/05/2023	12,24,00,920/-
3	Work done in Percentage (as Percentage of the estimated cost)	78.21%
4	Balance Cost to be Incurred (Based on Estimated Cost)	3,41,08,080/-


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Building/Wing bearing Number 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 15/05/2023	27,44,97,000/-
2	Cost incurred as on 15/05/2023	21,44,31,560/-
3	Work done in Percentage (as Percentage of the estimated cost)	78.12%
4	Balance Cost to be Incurred (Based on Estimated Cost)	6,00,65,440/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	N.A.

Building/Wing bearing Number E
(to be prepared separately for each Building/Wing of the Real Estate Project)

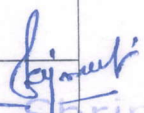
Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 15/05/2023	1,87,15,000/-
2	Cost incurred as on 15/05/2023	1,49,21,600/-
3	Work done in Percentage (as Percentage of the estimated cost)	79.73%
4	Balance Cost to be Incurred (Based on Estimated Cost)	37,93,400/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	N.A.

Building/Wing bearing Number E1
(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 15/05/2023	1,24,77,000/-
2	Cost incurred as on 15/05/2023	1,16,03,610/-
3	Work done in Percentage (as Percentage of the estimated cost)	93%
4	Balance Cost to be Incurred (Based on Estimated Cost)	8,73,390/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	N.A.

Building/Wing bearing Number 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 15/05/2023	62,38,000/-
2	Cost incurred as on 15/05/2023	56,76,580/-
3	Work done in Percentage (as Percentage of the estimated cost)	91%
4	Balance Cost to be Incurred (Based on Estimated Cost)	5,61,420/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	N.A.


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5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	N.A.
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Building/Wing bearing Number K
(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 15/05/2023	8,34,72,000/-
2	Cost incurred as on 15/05/2023	6,54,32,060/-
3	Work done in Percentage (as Percentage of the estimated cost)	78.39%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,80,39,940/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	N.A.

Building/Wing bearing Number L
(to be prepared separately for each Building/Wing of the Real Estate Project)

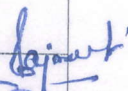
Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 15/05/2023	4,17,36,000/-
2	Cost incurred as on 15/05/2023	3,28,77,980/-
3	Work done in Percentage (as Percentage of the estimated cost)	78.78%
4	Balance Cost to be Incurred (Based on Estimated Cost)	88,58,020/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	N.A.

Building/Wing bearing Number M
(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 15/05/2023	3,65,19,000/-
2	Cost incurred as on 15/05/2023	3,21,36,720/-
3	Work done in Percentage (as Percentage of the estimated cost)	88%
4	Balance Cost to be Incurred (Based on Estimated Cost)	43,82,280/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	N.A.

Building/Wing bearing Number N
(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 15/05/2023	3,13,02,000/-
2	Cost incurred as on 15/05/2023	3,09,88,980/-
3	Work done in Percentage (as Percentage of the estimated cost)	99%
4	Balance Cost to be Incurred (Based on Estimated Cost)	3,13,020/-


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5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	N.A.
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Building/Wing bearing Number Q
(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 15/05/2023	4,99,09,000/-
2	Cost incurred as on 15/05/2023	3,92,52,920/-
3	Work done in Percentage (as Percentage of the estimated cost)	78.64%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,06,56,080/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	N.A.

Building/Wing bearing Number P
(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 15/05/2023	2,35,61,000/-
2	Cost incurred as on 15/05/2023	1,87,01,480/-
3	Work done in Percentage (as Percentage of the estimated cost)	79.37%
4	Balance Cost to be Incurred (Based on Estimated Cost)	48,59,520/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	N.A.

Building/Wing bearing Number Q
(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 15/05/2023	2,35,60,426/-
2	Cost incurred as on 15/05/2023	1,87,01,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	79.37%
4	Balance Cost to be Incurred (Based on Estimated Cost)	48,59,426/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	N.A.

Building/Wing bearing Number R
(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 15/05/2023	4,71,22,000/-
2	Cost incurred as on 15/05/2023	3,70,79,060/-
3	Work done in Percentage (as Percentage of the estimated cost)	78.68%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,00,42,940/-

[Signature]
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5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	N.A.
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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 15/05/2023 date of Registration is	5,00,00,000/-
2	Cost incurred as 15/05/2023	5,00,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
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)	N.A.

Yours Faithfully,

PRAFUL A. SHRIMALI

Local Authority license no. GUDA/ENG/470/09/2019

Local Authority License no. valid till (Date) 17/09/2024

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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)