

Jignesh F. Patel (B. E. Civil)

2, Chanakya Bungalows, Nr. Lad Society,
Vastrapur, Ahmedabad.

FORM – 2(5)

(See Regulation 3)

ENGINEER'S CERTIFICATE

(To be submitted at the time of Regisng Project and for withdrawal of Money
from Designated Account – Project wise)

Date: 17/08/2021

To

The

NYSA DEVELOPERS LLP

Vijaykumar Himmatbhai Virani

Office Address :-

A-806, Titanium Square,

Thaltej Cross Road, Thaltej,

Ahmedabad.380059

Site : NYSA CROSSWIND

Nr. Synnove Palladium,

Bhayali, Vadodara 391410.

Subject: Certificate of Cost incurred for development of NYSA CROSSWIND for construction of 7 buildings 7 wings of the entire phase or for the project as the case may be (Gujarat RERA Registration Number:- to be applied) situated on the Plot bearing Block/Survey No. 50 Final Plot no. 38 Village Bhayali, Taluka Vadodara, Dist. Vadodara.

Demarcated by its boundaries (latitude and longitude of the end points) F.P. No. 34 & 109 to the North FP No. 39 & 40 to the South 15 Mtr T.P. Road to the East 24 Mtr TP Road & FP No. 37 to the West of Division N.A. village Bhayali taluka Vadodara District Vadodara, Pin 391410 admeasuring 15934 sq.mtr. area being developed by NYSA DEVELOPERS LLP.

Ref: Guj. RERA Registration Number To be applied

Sir,

I/We Jigneshbhai F.Patel have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 7 Building(s)/ 7 Wing(s) of the Block A,B,C,D,E,F & Commercial Wing entire phase situated on the plot bearing Block/Survey No. 50 Final Plot No. 38 of Division N.A. Village, Bhayali District Vadodara Pin No.391410, admeasuring 15934 sq. mts. Area being developed by NYSA DEVELOPERS LLP.

- Following technical professionals are appointed by Owner/Promoter:- (as applicable)
 - M/s./Shri/Smt. Umang Goswami (UA Design Consultants) as Architect/Engineer
 - M/s./Shri/Smt. Valay P Shah (Sakshham Consultants) as Structural Consultant
 - M/s./Shri/Smt. Jhaveri Associates as MEP Consultant
 - M/s./Shri/Smt. Jigneshbhai F. Patel as Site Supervisor/Clerk of Works
- 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 Jigneshbhai F. Patel quantity Surveyor appointed by Developer/Engineer and the site inspection carried out by us.

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3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 115,00,00,000/-** (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 **VMC** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented
4. Based on Site Inspection by undersigned on 17/08/2021 date, the Estimated Cost Incurred till date is calculated at Rs. **0/-** (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 _____ (Planning Authority) is estimated at Rs. **115,00,00,000/-** (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 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 17/08/2021 date of Registration is	17,75,00,000/-
2	Cost incurred as on 17/08/2021	0
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	17,75,00,000/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	

Building/Wing bearing 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 17/08/2021 date of Registration is	12,00,00,000/-
2	Cost incurred as on 17/08/2021	0
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	12,00,00,000/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	

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Building/Wing bearing 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 17/08/2021 date of Registration is	17,75,00,000/-
2	Cost incurred as on 17/08/2021	0
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	17,75,00,000/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	

Building/Wing bearing 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 17/08/2021 date of Registration is	17,75,00,000/-
2	Cost incurred as on 17/08/2021	0
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	17,75,00,000/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	

Building/Wing bearing 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 17/08/2021 date of Registration is	24,25,00,000/-
2	Cost incurred as on 17/08/2021	0
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	24,25,00,000/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	

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Building/Wing bearing 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 17/08/2021 date of Registration is	17,75,00,000/-
2	Cost incurred as on 17/08/2021	0
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	17,75,00,000/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	

Building/Wing bearing called "Commercial Wing"

(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 17/08/2021 date of Registration is	4,75,00,000/-
2	Cost incurred as on 17/08/2021	0
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	4,75,00,000/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	

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 building/wing as on 17/08/2021 date of Registration is	3,00,00,000/-
2	Cost incurred as on 17/08/2021	0
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	3,00,00,000/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	

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Yours Faithfully,
JIGNESH F PATEL
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Jignesh F. Patel

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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)

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