

Subject to Ahmedabad Jurisdiction

MAGANBHAI M. RATHOD

CIVIL ENGINEERS

45, New Nakalang Society, Nr. Raj Shila Society, New Naroda, Ahmedabad-382346, Mo.:- +919825164115.

FORM – 2

(See Regulation 3)

ENGINEER' S CERTIFICATE (On Letter +Head)

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

Date: 18/05/2021

To

ALPINE HOLDINGS
B/h. Eklavya School,
Gokuldharm Road,
S. P. Ring Road, Sanathal,
Ahmedabad 382210

Subject: Certificate of Percentage of Completion of Construction Work of 79 No. of Villa Project Alpine Woods (RERA NO. PR/GJ/AHMEDABAD/SANAND/AUDA/RAA02387/160418) situated on the Plot bearing Survey no. 500/A, AND / Final Plot No. 150/1 and 150/2 demarcated by its boundaries (latitude and longitude of the end points) Road to the North Block No. 501, 503 to the South Block No. 497 - 498 to the East Block No. 585 to the West of Village Sanathal, Taluka Sanand, District Ahmedabad PIN 382210 admeasuring 21307 Sq. Mtr. area being developed by Alpine Holdings.

Ref: GujRERA Registration Number PR/GJ/AHMEDABAD/SANAND/AUDA/RAA02387/160418

Sir,

I/We MAGANBHAI M RATHOD have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, 79 Villa Project Named Alpine Woods Survey no. 500/A and Final Plot No. 150/1 and 150/2 village Village Sanathal, Taluka Sanand, District Ahmedabad PIN 382210 admeasuring 21307 Sq. Mtr. area being developed by Alpine Holdings

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

- (i) M/s/Shri/Smt_Apurva Amin as Architect
- (ii) M/s/Shri/Smt_ Torsion Engineers as Structural Consultant
- (iii) M/s/Shri/Smt Aqua Utility,as MEP Consultant
- (iv) M/s/Shri/Smt Patel Diliplumar Ramanbhai as Quantity Surveyor*


MAGANBHAI M. RATHOD
AMC LIC. NO.
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CW0561190423R1
45, NEW NAKALANG SOCIETY,
NR. RAJSHILA SOC., NEW NARODA,
AHMEDABAD-382346

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 Patel Dilipkumar Ramanbhai 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. 42,78,25,184.00 (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/completion certificate for the building(s) from the 79 Villa being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. Based on Site Inspection by undersigned on 30/04/2021 date, the Estimated Cost Incurred till date is calculated at Rs. 42,62,39,360.00 (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/Completion Certificate from AUDA (Planning Authority) is estimated at Rs. 15,85,824.00 (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

79 Number of Villa Project Alpine Woods

(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 14/10/2018 date of Registration is	32,93,19,392.00
2	Cost incurred as on 30/04/2021	32,93,19,392.00
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)	


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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 14/10/2018 date of Registration is	9,85,05,792.00
2	Cost incurred as on 30/04/2021	9,69,19,968.00
3	Work done in Percentage (as Percentage of the estimated cost)	98.39%
4	Balance Cost to be Incurred (Based on Estimated Cost)	15,85,824.00
5	Cost Incurred on Additional/Extra Items as on _____not included in the Estimated Cost	

Yours Faithfully,

MAGANBHAI M RATHOD

Local Authority License No. – ER0929190423R1

Local Authority License No. valid till (Date) - 09/04/2023


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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)