

VIRAL M. SHETH

Behind McDonald's, Beside Pancham Highstreet, Nr. Manisha Char Rasta,
Old Padra Road, Vadodara-390007
EMAIL :viruseth@yahoo.com (M)+91 99250 44026

FORM - 2

ENGINEER'S CERTIFICATE

Date: 16/10/2021

To
M/s. Courtyard Developers,
Vadodara

Subject: Certificate of Cost Incurred for Construction Work of Construction Work of 3 No. of Building N.A. no. wings of the First phase of the Project Courtyard 126 (Gujarat RERA Registration Number: TO BE APPLIED) situated on the Plot bearing F Plot No 126, R S No 354, T P S 01, Sevasi, Vadodara, demarcated by its boundaries (latitude and longitude of the end points) 18 Mtr T P Road to the North F P No 115 to the South F P No 125 & 124 to the West & F P No 113 & 114 to the East of Division Sevasi, village Vadodara taluka Vadodara District Vadodara PIN 391410 admeasuring 4607 sq.mts. area being developed by M/s. Courtyard Developers (Project Courtyard 126).

Ref: GujRERA Registration Number - TO BE APPLIED

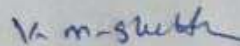
Sir,

I, Viral Sheth have undertaken assignment of certifying Estimated Cost for the Project Courtyard 126, situated on the Plot bearing F Plot No 126, R S No 354, T P S 01, Sevasi, Vadodara PIN 391410 admeasuring 4607 sq.mts. area being developed by M/s. Courtyard Developers as per the plan.

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

- (i) M/s. Design Studio Associates as Architect
- (ii) M/s. Zarna Associates as Structural Consultant
- (iii) Mr. Imtiyaz Bhana as MEP Consultant
- (i) Mr. Imtiyaz Bhana 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 Mr. Imtiyaz Bhana as 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.27,67,50,000/- (TABLE A& TABLE 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 VMSS being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. Based on Site Inspection by undersigned on 16.10.2021 The Estimated Cost Incurred till 16/10/2021 is calculated at Rs. NIL. 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 VMSS (Planning Authority) is estimated at Rs. 27,67,50,000/-.

TABLE - A

Building/Wing bearing Number TOWER AB

(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 16/10/2021is	13,42,50,000 /-
2	Cost incurred as on 16/10/2021	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	13,42,50,000 /-
5	Cost Incurred on Additional/Extra Items as on 16/10/2021not included in the Estimated Cost (Table - C)	NA

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Building/Wing bearing Number TOWER 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 16/10/2021 is	6,50,00,000 /-
2	Cost incurred as on 16/10/2021	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	6,50,00,000 /-
5	Cost Incurred on Additional/Extra Items as on 16/10/2021 not included in the Estimated Cost (Table - C)	NA

Building/Wing bearing Number TOWER 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 16/10/2021 is	6,50,00,000 /-
2	Cost incurred as on 16/10/2021	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	6,50,00,000 /-
5	Cost Incurred on Additional/Extra Items as on 16/10/2021 not included in the Estimated Cost (Table - C)	NA

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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 16/10/2021 date of Registration is	1,25,00,000/-
2	Cost incurred as on 16/10/2021	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,25,00,000/-
5	Cost Incurred on Additional/Extra Items as on 16/10/2021 not included in the Estimated Cost (Table –C)	NA

Yours Faithfully
VIRAL M. SHETH

(License No. VMSS ER-227-2019-2024)

(License Registration No. is Valid till 31.03.2024)

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FORM – 2 (Annexure)

ENGINEER'S CERTIFICATE FOR QUALITY ASSURANCE

Date: 16/10/2021

Quality Assurance Certificate for Project Registration Number – To be applied
(Certificate for the Quarter ending – Initial Registration)

Sir,

I, Shri Viral Sheth, 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 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.

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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.

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.

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ix. Fire Resistance

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

2. Workmanship:

I hereby certify that work has been carried out under my supervision. I 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:

Promotor has engaged structural engineer Mr. Zarna Associates having Licenses no. SH 64 having office at. 14, Ratnam Appartment, Opp Neptune Tower, Nr. Premier Chamber, Productivity Road, Alkapuri, Vadodara – 390007.

The structural design of buildings in this project has been done under his supervision. I 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.

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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;

-NIL

Yours Faithfully
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