

Swarnim Square

Aashutosh Desai
Consulting Engineer

FORM – 2(See Regulation 3)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:15/07/2018

To

The Chupon Infra,
Vasna Bhayli Road,
Vadodara – 391410

Subject: Certificate of Cost Incurred for Development of (Project Name **Swarnim Square**) for Construction of 158 Flats & 72 Shops in 9 Building(s) of the Single phase or for the plotted project, as the case may be, GujRERA Registration Number PR/VADODARA/VADODARA/Others/MAA02293/0740418 situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. 10, Bhayli, T.P NO.3 Village Bill Dist:Vadodara.

Demarcated by its boundaries (22°16'55.2"N latitude and 73°07'53.1"E longitude of the end points) 18 MTR Road to the North Final Plot 11 to the South Plot No. 9 to the East 15 Mtr Road to the West of Division Bhayli, village-Bhayli, taluka Vadodara District Vadodara PIN 391410 admeasuring 6312 sq.mts area being developed by Chupon Infra.

Ref: GujRERA Registration Number : PR/GJ/VADODARA/VADODARA/Others/MAA02293/070418

Sir,

I/We Aashutosh Desai have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 158 Flats and 72 Shops in 9 Building(s) of the Single Phase or for the plots of the plotted project as the case may be, situated on the plot bearing C.N. No./CTS No./Survey no./Final Plot no. 10, Bhayli, T.P NO.3 of Division Bill village Vadodara taluka Vadodara District Vadodara PIN 391410 admeasuring 6312 sq. mts. area being developed by Chupon Infra.

Address

201,Spentha Complex Opp. Vanijya Bhavan Race Course Circle (E),
Vadodara. 390 007, 0265-2340032

1. Following technical professionals are appointed by Owner/Promoter:- (as applicable)
 - (i) Shri **Ruchir Sheth** as Architect
 - (ii) Shri **Aashutosh Desai** as Structural Consultant
 - (iii) Shri **Manilal Parmar** as MEP Consultant
 - (iv) Shri **Saurin Bhatia** 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 **Saurin Bhatia** 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.24,00,00,000.00** (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 **Vadodara Urban Development Authority** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. Based on Site Inspection by undersigned on **15/07/2018** date, the Estimated Cost Incurred till date is calculated at **Rs. 7,14,13,530.00** (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 **Vadodara Urban Development Authority** (Planning Authority) is estimated at **Rs. 16,85,86,470.00** (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;

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TABLE – A

Building bearing Number-TOWER A (16 FLATS & 12 SHOPS)
(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 15/07/2017 date of Registration is 07/04/2018	285,21,320
2	Cost incurred as on 15/07/2018	199,00,000
3	Work done in Percentage (as Percentage of the estimated cost)	70%
4	Balance Cost to be Incurred (Based on Estimated Cost)	86,21,320
5	Cost Incurred on Additional/Extra Items as on 15/07/2018 not included in the Estimated Cost (Table – C)	0.00

TABLE – A

Building bearing Number-TOWER B (16 FLATS & 14 SHOPS)
(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 15/07/2017 date of Registration is 07/04/2018	215,57,360
2	Cost incurred as on 15/07/2018	150,00,000
3	Work done in Percentage (as Percentage of the estimated cost)	70%
4	Balance Cost to be Incurred (Based on Estimated Cost)	65,57,360
5	Cost Incurred on Additional/Extra Items as on 15/07/2018 not included in the Estimated Cost (Table – C)	0.00

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TABLE – A

Building bearing Number-TOWER C (14 FLATS & 14 SHOPS)
(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 15/07/2017 date of Registration is 07/04/2018	211,27,680
2	Cost incurred as on 15/07/2018	120,00,000
3	Work done in Percentage (as Percentage of the estimated cost)	57%
4	Balance Cost to be Incurred (Based on Estimated Cost)	91,27,680
5	Cost Incurred on Additional/Extra Items as on 15/07/2018 not included in the Estimated Cost (Table – C)	0.00

TABLE – A

Building bearing Number-TOWER D (16 FLATS & 16 SHOPS)
(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 15/07/2017 date of Registration is 07/04/2018	288,77,640
2	Cost incurred as on 15/07/2018	140,00,000
3	Work done in Percentage (as Percentage of the estimated cost)	48%
4	Balance Cost to be Incurred (Based on Estimated Cost)	148,77,640
5	Cost Incurred on Additional/Extra Items as on 15/07/2018 not included in the Estimated Cost (Table – C)	0.00

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TABLE – A

Building bearing Number-TOWER E (16 FLATS & 16 SHOPS)
(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 15/07/2017 date of Registration is 07/04/2018	284,16,520
2	Cost incurred as on 15/07/2018	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	284,16,520
5	Cost Incurred on Additional/Extra Items as on 15/07/2018 not included in the Estimated Cost (Table – C)	0.00

TABLE – A

Building bearing Number-TOWER F (20 FLATS)
(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 15/07/2017 date of Registration is 07/04/2018	204,36,000
2	Cost incurred as on 15/07/2018	26,00,000
3	Work done in Percentage (as Percentage of the estimated cost)	13%
4	Balance Cost to be Incurred (Based on Estimated Cost)	178,36,000
5	Cost Incurred on Additional/Extra Items as on 15/07/2018 not included in the Estimated Cost (Table – C)	0.00

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TABLE – A

Building bearing Number-TOWER G (20 FLATS)
(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 15/07/2017 date of Registration is 07/04/2018	204,36,000
2	Cost incurred as on 15/07/2018	29,13,530
3	Work done in Percentage (as Percentage of the estimated cost)	14%
4	Balance Cost to be Incurred (Based on Estimated Cost)	175,22,470
5	Cost Incurred on Additional/Extra Items as on 15/07/2018 not included in the Estimated Cost (Table – C)	0.00

TABLE – A

Building bearing Number-TOWER H (20 FLATS)
(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 15/07/2017 date of Registration is 07/04/2018	283,64,120
2	Cost incurred as on 15/07/2018	25,00,000
3	Work done in Percentage (as Percentage of the estimated cost)	9%
4	Balance Cost to be Incurred (Based on Estimated Cost)	258,64,120
5	Cost Incurred on Additional/Extra Items as on 15/07/2018 not included in the Estimated Cost (Table – C)	0.00

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TABLE – A

Building bearing Number-TOWER I (20 FLATS)
(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 15/07/2017 date of Registration is 07/04/2018	283,64,120
2	Cost incurred as on 15/07/2018	25,00,000
3	Work done in Percentage (as Percentage of the estimated cost)	9%
4	Balance Cost to be Incurred (Based on Estimated Cost)	258,64,120
5	Cost Incurred on Additional/Extra Items as on 15/07/2018 not included in the Estimated Cost (Table –C)	0.00

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 15/07/2018 date of Registration is 07/04/2018	138,99,240
2	Cost incurred as on 15/07/2018	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	138,99,240
5	Cost Incurred on Additional/Extra Items as on 15/07/2018 not included in the Estimated Cost (Table –C)	0.00

Yours Faithfully,

AASHUTOSH DESAI
CONSULTING ENGINEER
VMSS LIC NO. - SH78
VUDA LIC NO. - STR - 29

AASHUTOSH A DESAI

Local Authority license no. _____

Local Authority License no. valid till (Date) 31-3-2023 2018-2023

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