

Er. Pratik S. Ponkia

(B.E. Civil)

Mo. No. 9687476039 Licence No. TDO/ER/1533

FORM - 2

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: 31-03-2023

To

The **Raghuvir Builders**

UG 26, Raghuvir House, Nariman Point Shopping Center
Citylight Road, Parle Point, Surat - 395007

Subject: Certificate of Cost Incurred for Development of Project **Raghuvir Silverstone** situated on the Plot bearing T.P. Scheme no. 6(Vesu), Revenue Survey No 358/1 + 358/2 + 358/3, Final Plot No. 21 +22, T.P. Scheme no. 7(Vesu-Magadalla), Revenue Survey No 357, Final Plot No. 13, demarcated by its boundaries (latitude and longitude of the end points) 21°8'18.43", 72°46'8.73""to the North, 21°8'13.10", 72°46'3.19"to the South, 21°8'13.89", 72°46'7.86"to the East, 21°8'17.00", 72°46'3.25"to the West of village : Vesu Tal: Surat City, District Surat, admeasuring 19027 sq.mts. area being developed by **Raghuvir Builders**.

Sir,

I Pratik S. Ponkia have undertaken assignment of certifying Estimated Cost for the Real Estate Project **Raghuvir Silverstone** situated on the Plot bearing T.P. Scheme no. 6(Vesu), Revenue Survey No 358/1 + 358/2 + 358/3, Final Plot No. 21 +22, T.P. Scheme no. 7(Vesu-Magadalla), Revenue Survey No 357, Final Plot No. 13, village : Vesu Tal: Surat City, District Surat, admeasuring 19027 sq.mts. area being developed by **Raghuvir Builders**.

1. Following technical professionals are appointed by Owner/Promoter:-
 - (i) Shri Bhavdeep Hirani as Architect/ Engineer
 - (ii) Shri Vikas A. Patel as structural Engineer
 - (iii) Shri Sanket Patel as Engineer
2. I 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 Sanket Patel Engineer appointed by Developer and the site inspection carried out by me.
3. I estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 1612590000** (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

ADDRESS :UG 26 Nariman Point Shopping Center, Citylight Road, Surat.



the Surat Urban Development Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till 31-03-2023 is calculated at **Rs. 1351643000/-** (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 Surat Urban Development Authority (Planning Authority) is estimated at **Rs. 260947000/-** (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 –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 time of registration	153196000
2	Cost incurred as on 31-03-2023	142440000
3	Work done in Percentage (as Percentage of the estimated cost)	93%
4	Balance Cost to be Incurred (Based on Estimated Cost)	10756000
5	Cost Incurred on Additional/Extra Items as on 31-03-2023 not included in the Estimated Cost (Table –C)	---

TABLE – A
Building –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 time of registration	153196000
2	Cost incurred as on 31-03-2023	143460000
3	Work done in Percentage (as Percentage of the estimated cost)	94%
4	Balance Cost to be Incurred (Based on Estimated Cost)	9736000
5	Cost Incurred on Additional/Extra Items as on 31-03-2023 not included in the Estimated Cost (Table –C)	---

TABLE – A
Building –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 time of registration	150025000
2	Cost incurred as on 31-03-2023	123972000
3	Work done in Percentage (as Percentage of the estimated cost)	83%
4	Balance Cost to be Incurred (Based on Estimated Cost)	26053000
5	Cost Incurred on Additional/Extra Items as on 31-03-2023 included in the Estimated Cost (Table –C)	---



TABLE – A
Building –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 time of registration	153196000
2	Cost incurred as on 31-03-2023	145750000
3	Work done in Percentage (as Percentage of the estimated cost)	95 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	7446000
5	Cost Incurred on Additional/Extra Items as on 31-03-2023 not included in the Estimated Cost (Table –C)	---

TABLE – A
Building –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 time of registration	150025000
2	Cost incurred as on 31-03-2023	140010000
3	Work done in Percentage (as Percentage of the estimated cost)	93%
4	Balance Cost to be Incurred (Based on Estimated Cost)	10015000
5	Cost Incurred on Additional/Extra Items as 31-03-2023 not included in the Estimated Cost (Table –C)	---

TABLE – A
Building –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 time of registration	150025000
2	Cost incurred as on 31-03-2023	135760000
3	Work done in Percentage (as Percentage of the estimated cost)	90%
4	Balance Cost to be Incurred (Based on Estimated Cost)	14265000
5	Cost Incurred on Additional/Extra Items as on 31-03-2023 not included in the Estimated Cost (Table –C)	---

TABLE – A
Building –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 time of registration	150025000
2	Cost incurred as on 31-03-2023	133930000
3	Work done in Percentage (as Percentage of the estimated cost)	89%
4	Balance Cost to be Incurred (Based on Estimated Cost)	16095000
5	Cost Incurred on Additional/Extra Items as on 31-03-2023 not included in the Estimated Cost (Table –C)	---

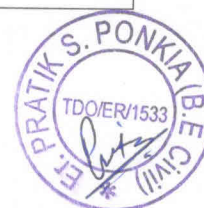


TABLE – A
Building –H

(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 time of registration	150025000
2	Cost incurred as on 31-03-2023	125079000
3	Work done in Percentage (as Percentage of the estimated cost)	83%
4	Balance Cost to be Incurred (Based on Estimated Cost)	24946000
5	Cost Incurred on Additional/Extra Items as on 31-03-2023 not included in the Estimated Cost (Table –C)	---

TABLE – A
Building –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 time of registration	150025000
2	Cost incurred as on 31-03-2023	129175000
3	Work done in Percentage (as Percentage of the estimated cost)	86%
4	Balance Cost to be Incurred (Based on Estimated Cost)	20850000
5	Cost Incurred on Additional/Extra Items as on 31-03-2023 not included in the Estimated Cost (Table –C)	---

TABLE – A
Building –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 time of registration	150025000
2	Cost incurred as on 31-03-2023	131830000
3	Work done in Percentage (as Percentage of the estimated cost)	88%
4	Balance Cost to be Incurred (Based on Estimated Cost)	18195000
5	Cost Incurred on Additional/Extra Items as on 31-03-2023 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 Internal and External Development Works including amenities and Facilities in the layout as on time of registration	102827000
2	Cost incurred as on 31-03-2023	237000
3	Work done in Percentage (as Percentage of the estimated cost)	0.2%
4	Balance Cost to be Incurred (Based on Estimated Cost)	102590000
5	Cost Incurred on Additional/Extra Items as on 31-03-2023 (Table –C)	---

Yours Faithfully


31/3/23



Pratik S. Ponkia
(Licence No. TDO/ER/1533,
Expiry Date: 14-06-2023)