

FORM 2

ENGINEER'S CERTIFICATE

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

Date: 01/02/2021

To

Setu Developers
10th Floor President House,, Ahmedabad
Opp. C.N. Vidyalaya, Ambawadi
Ahmedabad

Subject: Certificate of Cost Incurred for Development of project: "Indraprasth Homes" for Construction of 6 building of the GujRERA Registration Number: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA00724/151117 situated on the Plot bearing Final Plot no. 34+56.

Demarcated by its boundaries (latitude and longitude of the end points)

TP Road to the North, Final Plot 41 to the South, Final Plot 41 to the East, Final Plot 38, 39, 42/2 and 55 to the West of Village Makarba, Taluka Vejalpur, district Ahmedabad, PIN 380051 admeasuring 4796 sq.mts. area being developed by Setu Developers

Ref: GujRERA Registration Number: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA00724/151117

Sir,

I/We Rajesh A Panchal have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 6 Building(s) situated on the plot bearing Final Plot no. 34+56 of Village Makarba, Taluka Vejalpur, district Ahmedabad, PIN 380051 admeasuring 4796 sq.mts. area being developed by Setu Developers

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

- (i) M/s./Shri/Smt. Hiren Patel Architects as Architect
- (ii) M/s./Shri/Smt. Setu Infrastructure as Structural Consultant
- (iii) M/s./Shri/Smt. -N A.- as MEP Consultant
- (iv) Shri Rajesh A Panchal as Quantity Surveyor
- (v) Shri Rajesh A Panchal as Engineer

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 Rajesh A Panchal 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.32,50,00,000 (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 Ahmedabad Municipal Coporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented

4. Based on Site Inspection by undersigned on 01/02/2021 the Estimated Cost Incurred till date is calculated at 23,40,00,000 (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 Ahmedabad Municipal Coporation (Planning Authority) is estimated at Rs.9,10,00,000 (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 called A
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 15/11/2017 date of Registration is	50000000.00
2	Cost incurred as on 01/02/2021	35000000.00
3	Work done in Percentage (as Percentage of the estimated cost)	70%
4	Balance Cost to be Incurred (Based on Estimated Cost)	15000000.00
5	Cost Incurred on Additional/Extra Items as on 01/02/2021 not included in the Estimated Cost (Table –C)	0.00

Building called B
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 15/11/2017 date of Registration is	50000000.00
2	Cost incurred as on 01/02/2021	35000000.00
3	Work done in Percentage (as Percentage of the estimated cost)	70%
4	Balance Cost to be Incurred (Based on Estimated Cost)	15000000.00
5	Cost Incurred on Additional/Extra Items as on 01/02/2021 not included in the Estimated Cost (Table –C)	0.00

Building called C
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 15/11/2017 date of Registration is	50000000.00
2	Cost incurred as on 01/02/2021	35000000.00
3	Work done in Percentage (as Percentage of the estimated cost)	70%
4	Balance Cost to be Incurred (Based on Estimated Cost)	15000000.00
5	Cost Incurred on Additional/Extra Items as on 01/02/2021 not included in the Estimated Cost (Table –C)	0.00

Building called D
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 15/11/2017 date of Registration is	50000000.00
2	Cost incurred as on 01/02/2021	35000000.00
3	Work done in Percentage (as Percentage of the estimated cost)	70%
4	Balance Cost to be Incurred (Based on Estimated Cost)	15000000.00
5	Cost Incurred on Additional/Extra Items as on 01/02/2021 not included in the Estimated Cost (Table –C)	0.00

Building called E
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 15/11/2017 date of Registration is	50000000.00
2	Cost incurred as on 01/02/2021	35000000.00
3	Work done in Percentage (as Percentage of the estimated cost)	70%
4	Balance Cost to be Incurred (Based on Estimated Cost)	15000000.00
5	Cost Incurred on Additional/Extra Items as on 01/02/2021 not included in the Estimated Cost (Table –C)	0.00

Building called F
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 15/11/2017 date of Registration is	50000000.00
2	Cost incurred as on 01/02/2021	35000000.00
3	Work done in Percentage (as Percentage of the estimated cost)	70%
4	Balance Cost to be Incurred (Based on Estimated Cost)	15000000.00
5	Cost Incurred on Additional/Extra Items as on 01/02/2021 not included in the Estimated Cost (Table -C)	0.00

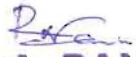
-insert table for each additional building wing-

Table - B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Common areas and Facilities Amenities	Amount (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on 15/11/2017 date of Registration is	25000000.00
2	Cost incurred as on 01/02/2021	24000000.00
3	Work done in Percentage (as Percentage of the estimated cost)	96%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1000000.00
5	Cost Incurred on Additional/Extra Items as on 01/02/2021 not included in the Estimated Cost (Table -C)	0.00

Yours Faithfully,


RAJESH A. PANCHAL
 A.M.C./ENGG. LIC. NO. ER 0797190521 R1
 A.M.C./C.O.W.. LIC. NO. CW 0499190521 R1
 8/A, Palkhi Society, Nr. S.B.I.,
 Jivraj Park, Ahmedabad-380051.

Signature and Name (IN BLOCK LETTER) with stamp of Engineer
 Local Authority License No: ER 0797190521 R1
 Local Authority License No Valid till (date): 19/05/2021

Table - C

List of Extra/Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)

Sr. No.	Items	Cost
1	N.A.	0
2	N.A.	0