

Creative Studio

■ Architects

■ Interiors

■ Planners

1306 Time Square-1 opp Baghban party plot Thaltej, A'bad 59 Ph:07940391655

FORM – 2⁽⁵⁾

(See Regulation 3)

To,

ENGINEER'S CERTIFICATE

Date:02.11.2022

TheSneharpan buildcon LLP,
Jigneshbhai Patel (Promoter)
SamvedGreenvalley,
14, K.G.F. SahdevPlatinum,
Visnagar Road, Vijapur,
Mehsana

Subject: Certificate of Cost Incurred for Development of Samved Greenvalley for Construction of 09 building(s)/Wing(s) of the single phase or for the plotted project, as the case may be, (PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/RAA04387/161218) situated on the Plot bearing Survey no. 23/1 to 23/8, Final Plot no.20, sub plot – 1, T.P.S.N :- 8.

Demarcated by its boundaries (latitude and longitude of the end points) 0 M to the North
138.63 M to the South 0 M to the East 67.34 M to the West of Division TP Sargasan
village Sargasan taluka Gandhinagar District PIN 382421 admeasuring 9333.26
sq.mts. area being developed by Sneharpan build con LLP.

Ref: GujRERARegistrationNumberPR/GJ /
GANDHINAGAR/GANDHINAR /
OTHERS/RAA04387/161218

Sir,

I/We JIGNESH PATEL have undertaken assignment of certifying Estimated Cost For the Real Estate Project proposed to be registered under GujRERA, being 09 Building(s)/Wing(s) of the Single Phase or for the plots of the plotted project as the case may be, situated on the plot bearing Survey no. 23/1 to 23/8, Final Plot no.20



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sub plot 1, T.P.S. No. 382421 of Division TP Sargasan village Sargasan taluka Gandhinagar District PIN 382421 admeasuring 9333.26 sq.mts. area being developed by Sneharpan build con LLP.

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

- I. Ms./Shri/Smt Hardikkumar P Joshi as Architect
- II. Ms./Shri/Smt Jigar Shah as Structural Consultant
- III. Ms./Shri/Smt Vipul Patel as MEP Consultant
- IV. Ms./Shri/Smt Hemant Sathvar 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 Hemant Sathvar 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.60,55,45,000/- (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 Gandhinagar urban Development Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. Based on Site Inspection by undersigned as on 31.10.2022, the Estimated Cost Incurred till date is calculated at Rs.63,21,68,346/- (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 Gandhinagar urban Development Authority (Planning Authority) is estimated at Rs.0/- (Total of Table A and B).


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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;

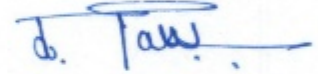
7. **TABLE – A**

8. Building/Wing bearing Number (A)

9. (To be prepared separately for each Building/Wing of the Real Estate Project)

10.

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 31.10.2022 date of Registration is	6,92,62,400.00
2	Cost incurred as on 31.10.2022	7,18,43,126.00
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.00
5	Cost Incurred on Additional/Extra Items as on 31.10.2022_ not included in the Estimated Cost (Table –C)	0.00



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TABLE – A

Building/Wing bearing Number (B)

(To be prepared separately for each Building/Wing of the Real Estate Project)

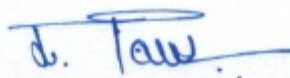
Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 31.10.2022 date of Registration is	6,92,62,400.00
2	Cost incurred as on 31.10.2022	7,18,43,126.00
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.00
5	Cost Incurred on Additional/Extra Items as on 31.10.2022_ not included in the Estimated Cost (Table –C)	0.00

TABLE – A

Building/Wing bearing Number (C + 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 31.10.2022 date of Registration is	11,84,67,000.00
2	Cost incurred as on 31.10.2022	12,34,46,982.00

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3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.00
5	Cost Incurred on Additional/Extra Items as on 31.10.2022D not included in the Estimated Cost (Table –C)	0.00

TABLE – A

Building/Wing bearing Number (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 31.10.2022 date of Registration is	6,81,65,500.00
2	Cost incurred as on 31.10.2022	7,26,14,540.00
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.00
5	Cost Incurred on Additional/Extra Items as on 31.10.2022_ not included in the Estimated Cost (Table –C)	0.00

TABLE – A

Building/Wing bearing Number (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 31.10.2022 date of Registration is	6,67,55,200.00
2	Cost incurred as on 31.10.2022	6,90,73,501.00
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.00

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5	Cost Incurred on Additional/Extra Items as on 31.10.2022_ not included in the Estimated Cost (Table -C)	0.00
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TABLE – A

Building/Wing bearing Number (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 31.10.2022 date of Registration is	6,81,65,500.00
2	Cost incurred as on 31.10.2022	7,04,93,540.00
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.00
5	Cost Incurred on Additional/Extra Items as on 31.10.2022_ not included in the Estimated Cost (Table -C)	0.00

TABLE – A

Building/Wing bearing Number (H +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 on 31.10.2022 date of Registration is	11,84,67,000.00
2	Cost incurred as on 31.10.2022	12,22,98,256.00
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.00

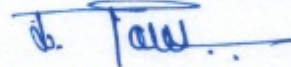
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5	Cost Incurred on Additional/Extra Items as on 31.10.2022_ not included in the Estimated Cost (Table -C)	0.00
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TABLE - B

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 31.10.2022date of Registration is	2,70,00,000
2	Cost incurred as on 31.10.2022	3,05,55,274.00
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.00
5	Cost Incurred on Additional/Extra Items as on 31.10.2022not included in the Estimated Cost (Table -C)	0.00



Yours Faithfully,

JIGNESH PATEL

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Local Authority License No. GUDA/ENG/245 1115ERH05102700245

Local Authority License No. valid till (Date) 05/10/2027

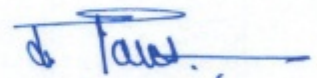
***Note;**

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 and other on site expenditure 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)



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