

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)

To

The **Virasat Developer & House No 3, Jainam Villa, Near Shubh 36, Raysan.**

Subject: Certificate of Cost Incurred for Development of **FORTUNE LEGACY** for Construction of **1** building(s) **A**, Wing(s) **NA** situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. **22/KUDASAN-RANDESAN/RANDESAN/NA91/P2/REVENUESURVEYNO.91,O.P.NO.58,F.P.NO.58/58.**
Demarcated by its boundaries..

Longitude	Latitude
72.64871709886232	23.169123857091183
72.64878683629671	23.16877493431298
72.64926426950136	23.168868638045918
72.64922269526163	23.169210162938445

Village **RANDESAN** taluka **Gandhinagar**

District **Gandhinagar** PIN **382421** admeasuring **3824.0** sq.mts. area being developed by **Virasat Developer**

Ref: GujRERA Registration Number **NA**

Sir,

I/We **dharmendrakumar somabhai patel** have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being **1** Building(s) **A**, situated on the plot bearing C.N. No./CTS No./Survey no./Final Plot no. **22/KUDASAN-**

RANDESAN/RANDESAN/NA91/P2/REVENUESURVEYNO.91,O.P.NO.58,F.P.NO.58/58 Village **RANDESAN** taluka **Gandhinagar** District

Gandhinagar PIN **382421** admeasuring **3824.0** sq.mts. area being developed by **Virasat Developer**

1. Following technical professionals are appointed by Owner/Promoter:- **Virasat Developer**

(i) M/s./Shri/Smt. **Mansi Sagar Shah** as Architect/Engineer

(ii) M/s./Shri/Smt. **BHAVIK RAJESHBHAI PATEL** as Structural Consultant

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 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. **83,00,00,000.00** (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 **Gandhinagar Municipal Corporation** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **2,82,58,049.00** (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 **Gandhinagar Municipal Corporation** (Planning Authority) is estimated at Rs.**80,17,41,951.00** (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;

ENGINEER

Table - A

Sr.No.	Particulars	Amount(in Rs.)
1	Total Estimated Cost of the building/wing as on date of Registration is	71,00,00,000.00
2	Cost incurred as on Date :11-06-2025	2,82,58,049.00
3	Work done in Percentage (as Percentage of the estimated cost)	4
4	Balance Cost to be Incurred (Based on Estimated Cost)	68,17,41,951.00
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table C)	0.00

Table - B

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 date of Registration is	12,00,00,000.00
2	Cost incurred as on Date :11-06-2025	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	12,00,00,000.00
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table C)	0.00

Yours Faithfully,

Name of the Engineer	dharmendrakumar somabhai patel
Local Authority licence number	001ERH09012910992
Local Authority licence no. valid till	09-Jan-2029
Date of physical visit to the site	11-Jun-2025
Firm Name	dharmendrakumar somabhai patel
Reason	na

@This is online submitted document with due eKYC done, hence no physical signature required.

ENGINEER