

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: 05/09/2019

To
Akshar Builders
"Akshar City", Opp. Ratanpur Petrol Pump,
Nr. Dada Bhavan Temple, Dahoi Road, Vadodara - 390004

Subject: Certificate of Cost Incurred for Development of Project Akshar City for Construction of 1070 Units of Tenements & Duplexes with Type A, B, C, D, A1 & OP (Tenements) of the 1, 2 & 3 Phase, GujRERA Registration Number PR/GJ/VADODARA/VADODARA/Others/RAA02259/040418 situated on the Plot bearing Survey No. 450/A, 450/B, 450/C, 452/A, 452/B, 452/C, Dabhoi Road Vadodara – 390004.

Demarcated by its boundaries by (22°255374"N 73°259023"E), R.S. No. 465 to the North 75 Mtr Main Road & Block No. 453 to the South R.S. No. 464 & 364 to the East and Boundary of Ratanpur Village to the West of Division, Dabhoi Road, Vadodara - 390004 admeasuring 115067 Sq.Mtr. area being developed by Akshar Builders.

Ref.: PR/GJ/VADODARA/VADODARA/Others/RAA02259/040418

Sir,

I Kevinkumar Mansukhlal Gadhiya have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 1070 Units of Tenements & Duplexes with Type A, B, C, D, A1 & OP (Tenements) of the 1, 2 & 3 Phase situated on the plot bearing Survey No. 450/A, 450/B, 450/C, 452/A, 452/B, 452/C, Dabhoi Road Vadodara – 390004 admeasuring 115067 Sq.Mtr. area being developed by Akshar Builders.

1. Following technical professionals are appointed by Akshar Builders

- (i) Shri Ruchir Manoj Sheth Proprietor of Design Studio as Architect
- (ii) Shri Aashutosh A Desai as Structural Consultant
- (iii) Shri Vipulkumar Dharsandia as MEP Consultant
- (iv) Shri Sandeep Chapla as Quantity Surveyor

Registered VUDA ER.(REG.NO.E/287)

17-BANSI BUNGLOW,BEHIND LABH RESIDENCY,ATLADARA,VADODARA.

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 Shri Sandip Chapla 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. 88,70,80,000/-** (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 VUDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. Based on Site Inspection by undersigned on 30/06/2019, the Estimated Cost Incurred till date is calculated at **Rs. 88,70,80,000/-** (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 VUDA is estimated at **Rs. 9,08,39,530/-** (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/Wing bearing Type - A****338 No. of Duplex****(207 TO 228,231 TO 252, 279 TO 294,386 TO 391,596 TO 705,708 TO 717,720 TO 729,732 TO 741, 754 TO 765,933,970 TO 1006,1011,1013 TO 1045,1045/A, 1046 TO 1057,1061 TO 1083,1085,1088 TO 1098)**

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 30/06/2019 date of Registration is 04/04/2018	24,32,33,645/-
2	Cost incurred as on 30/06/2019	24,32,33,645/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional/Extra Items as on 30/06/2019 not included in the Estimated Cost (Table –C)	N.A.

Building/Wing bearing Type - B**89 No. of Duplex****(1 TO 10, 255 TO 276, 297 TO 323, 854 TO 874, 1007 TO 1010, 1058 TO 1060, 1085,1087)**

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 30/06/2019 date of Registration is 04/04/2018	6,40,46,729/-
2	Cost incurred as on 30/06/2019	6,40,46,729/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional/Extra Items as on 30/06/2019 not included in the Estimated Cost (Table –C)	N.A.

Building/Wing bearing Type – C**363 No. of Tenements**

(13 TO 30,33 TO 53, 59 TO 64, 67 TO 72,101 TO 106,109 TO 114,143 TO 148 , 158 TO 180,183 TO 204,326 TO 351,354 TO 385,452 TO 495, 552 TO 595,769 TO 786, 789 TO 816,819 TO 841,934 TO 967)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 30/06/2019 date of Registration is 04/04/2018	26,12,24,299/-
2	Cost incurred as on 30/06/2019	26,12,24,299/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional/Extra Items as on 30/06/2019 not included in the Estimated Cost (Table –C)	N.A.

Building/Wing bearing Type - D**209 No. of Tenement**

(73 TO 100, 115 TO 142,402 TO 451,502 TO 551,877 TO 900,903 TO 931)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 30/06/2019 date of Registration is 04/04/2018	15,04,01,869/-
2	Cost incurred as on 30/06/2019	15,04,01,869/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional/Extra Items as on 30/06/2019 not included in the Estimated Cost (Table –C)	N.A.

Building/Wing bearing Type – A1**53 No of Duplex**

(11,12,31,32,65,66,107,108,149,181,182,205,206,229,230,253,254,277,278,295,296,324,325,352,
353,392,706,707,718,719,730,731,742,753,766,767,787,788,817,818,842,853,875,876,901,902,932,968
,969,1012,1084,1099)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 30/06/2019 date of Registration is 04/04/2018	3,81,40,187/-
2	Cost incurred as on 30/06/2019	3,81,40,187/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional/Extra Items as on 30/06/2019 not included in the Estimated Cost (Table –C)	N.A.

Building/Wing bearing Type – OP Tenements**13 No of Open Plot**

(150 TO 157, 743 to 752)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 30/06/2019 date of Registration is 04/04/2018	1,29,53,271/-
2	Cost incurred as on 30/06/2019	1,29,53,271/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional/Extra Items as on 02/05/2018 not included in the Estimated Cost (Table –C)	N.A.

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 30/06/2019.	11,70,80,000/-
2	Cost incurred as on 30/06/2019	11,70,80,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional/Extra Items as on 30/06/2019 not included in the Estimated Cost (Table –C)	N.A.

Yours Faithfully,

Kevinkumar Mansukhlal Gadhiya**Reg. No. E/287****(Valid till-21/03/2021)****KEVINKUMAR MANSUKHLAL GADHIYA****SITE ENGINEER****Local Authority license no. E/287****Local Authority License no. valid till 21/03/2021*****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 required to carry out entire work.

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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)**

Sr. No.	Items	Cost
1.	N.A.	Nil