

MAGANBHAI M. RATHOD

CIVIL ENGINEERS

45, New Nakalang Society, Nr. Raj Shila Society, New Naroda, Ahmedabad-382346, Mo.: +919825164115.

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: 20/03/2019

To,
Sunit S. Choksi (Prop. of Armaan Developers)
B-404 Commerce House 5,
Corporate Road, Prahladnagar,
Ahmedabad-380051

Subject: Certificate of Cost Incurred for Development of Nandanvan Heights for Construction of Nine No. of Building(s) A,B,C,D,E,F,G,H AND I Wing(s) of the Entire Phase of the Project (Gujarat RERA Registration Number: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA01871/050318) situated on the Plot bearing Survey no./Final Plot No. 71/3 and 71/6/80.

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

73.73 Mtrs to the North 72.69 Mtrs to the South 121.93 Mtrs to the East 109.20 Mtrs. to the West of Division Narol (South) village Norol taluka Ahmedabad District Ahmedabad PIN 382405 admeasuring to 8391.00 sq.mts. area being developed by **Sunit S. Choksi (Prop. of Armaan Developers).**

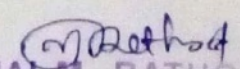
Ref: GujRERA Regn Number: PR/GJ/AHMEDABAD/AHMEDABADCITY/AUDA/MAA01871/050318

Sir,

I/We **Maganbhai M. Rathod** have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being Nine Building(s)/ A,B,C,D,E,F,G,H AND I Wing(s) of the Entire Phase situated on the plot Survey bearing Survey no./Final Plot No. 71/3 and 71/6/80 of Division Narol (South) village Norol taluka Ahmedabad District Ahmedabad PIN 382405 admeasuring to 8391.00 sq.mts. area being developed by **Sunit S. Choksi (Prop. of Armaan Developers).**

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

- I. M/s./Shri/Smt **Aakirna Architects and assoicates** as Architect
- II. M/s./Shri/Smt. **Kinal D. Soni** as Structural Consultant
- III. M/s./Shri/Smt. **Jhaveri Associates** as MEP Consultant
- IV. M/s./Shri/Smt. **Vikrambhai Desai** as Site Supervisor/Clerk of Works


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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 Vikrambhai Desai 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. 40,50,00,000** (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 AMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. Based on Site Inspection by undersigned on 15/03/2019, the Estimated Cost Incurred till date is calculated at **Rs. 40,50,00,000** (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 AMC (Planning Authority) is estimated at Rs. **0** (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 Number **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 23/04/2015 date of Registration is	Rs. 3,56,22,787.00
2	Cost incurred as on 15/03/2019	Rs. 3,56,22,787.00
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 15/03/2019 not included in the Estimated Cost (Table – C)	0.00

TABLE – A
Building/Wing bearing Number **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 23/04/2015 date of Registration is	Rs. 3,56,22,787.00
2	Cost incurred as on 15/03/2019	Rs. 3,56,22,787.00
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 15/03/2019 not included in the Estimated Cost (Table – C)	0.00

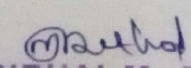

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TABLE – A
Building/Wing bearing Number C
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 23/04/2015 date of Registration is	Rs.3,86,37,537.00
2	Cost incurred as on 15/03/2019	Rs.3,86,37,537.00
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 15/03/2019 not included in the Estimated Cost (Table – C)	0.00

TABLE – A
Building/Wing bearing Number D
(to be prepared separately for each Building/Wing of the Real Estate Project)

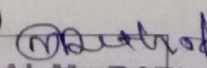
Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 23/04/2015 date of Registration is	Rs.3,86,37,537.00
2	Cost incurred as on 15/03/2019	Rs.3,86,37,537.00
3	Work done in Percentage (as Percentage of the estimated cost)	100.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.00
5	Cost Incurred on Additional/Extra Items as on 15/03/2019 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	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 23/04/2015 date of Registration is	Rs.4,79,01,426.00
2	Cost incurred as on 15/03/2019	Rs.4,79,01,426.00
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 15/03/2019 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	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on	Rs.4,79,01,426.00


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	23/04/2015 date of Registration is	
2	Cost incurred as on 15/03/2019	Rs.4,79,01,426.00
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 15/03/2019 not included in the Estimated Cost (Table – C)	0.00

TABLE – A
Building/Wing bearing Number **G**
(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 23/04/2015 date of Registration is	Rs.4,79,01,426.00
2	Cost incurred as on 15/03/2019	Rs.4,79,01,426.00
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 15/03/2019 not included in the Estimated Cost (Table – C)	0.00

TABLE – A
Building/Wing bearing Number **H**
(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 23/04/2015 date of Registration is	Rs.3,86,37,537.00
2	Cost incurred as on 15/03/2019	Rs.3,86,37,537.00
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 15/03/2019 not included in the Estimated Cost (Table – C)	0.00

M. Rathod
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TABLE – A
Building/Wing bearing Number **I**
(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 23/04/2015 date of Registration is	Rs.3,86,37,537.00
2	Cost incurred as on 15/03/2019	Rs.3,86,37,537.00
3	Work done in Percentage (as Percentage of the	100.00 %

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	estimated cost)	
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.00
5	Cost Incurred on Additional/Extra Items as on 15/03/2019 not included in the Estimated Cost (Table – C)	0.00

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 building/wing as on 23/04/2015 date of Registration is	Rs. 3,55,00,000.00
2	Cost incurred as on 15/03/2019	Rs. 3,55,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 55,53,500.00
5	Cost Incurred on Additional/Extra Items as on 15/03/2019 not included in the Estimated Cost (Table – C)	0.00

Yours Faithfully,

Maganbhai M. Rathod

Local Authority License No: ER0929190423R1

Local Authority License no. Valid Till: 19/04/2023

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***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.
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)