



910-915, Samanvay Silver Apartment, Mujmahuda Crossing, Besides Royal Orchid Hotel, Akota Road, Vadodara - 390020.
(M): 9825027338, (O): 9227627339/40

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: 04/07/2020

To

**MANORATH REALTY LLP
191, NARAYAN GARDEN,
Opp. YASH COMPLEX
Gotri, Vadodara - 390021.**

Subject: Certificate of Percentage of Completion of Construction Work of One Tower (28 Flats) of RADHE SHYAM RESIDENCY Project of the MANORATH REALTY LLP (Gujarat RERA Registration Number: PR/GJ/VADODARA/VADODARA/Others/RAA06263/251019) situated on the Plot bearing R.S.NO.905 paiki 1, T.P.Scheme No.63, Plot No.101/2, Vadodara demarcated by its boundaries (Latitude 22°18'24.0"N longitude 73°08'13.6"E of the end points). The Land of Resident Home to the North, Vacant Plot & 18 Mtr. Road to the South, Vacant Plot to the East, Vrajagan Society to the West, Gotri, Vadodara - 390022. Taluka : Vadodara, District : Vadodara admeasuring 882.00 sq.mts. area being developed by MANORATH REALTY LLP.

I/We Dr. Vinubhai Patel (ZARNA ASSOCIATES) have undertaken assignment of certifying Estimated Cost for the Real Estate Project registration no. To Be Applied under GujRERA, being One Tower (28 Flats) of the RADHE SHYAM RESIDENCY Project of the MANORATH REALTY LLP (Gujarat RERA Registration Number: PR/GJ/VADODARA/VADODARA/Others/RAA06263/251019) situated on the Plot bearing R.S.NO.905 paiki 1, T.P.Scheme No.63, Plot No.101/2, Vadodara demarcated by its boundaries (Latitude 22°18'24.0"N longitude 73°08'13.6"E of the end points). The Land of Resident Home to the North, Vacant Plot & 18 Mtr. Road to the South, Vacant Plot to the East, Vrajagan Society to the West, Gotri, Vadodara - 390022, District : Vadodara admeasuring 882.00 sq.mts. area being developed by MANORATH REALTY LLP.

**For ZARNA ASSOCIATES
Structural Consultants
Dr. V. R. PATEL
Ph.D.(Str. Engg.) M.E.(Str.) B.E.(Civil)**

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

(i) Shri. **RUCHIR SHETH (DESIGN STUDIO)** as Architect

(ii) M/s. **ZARNA ASSOCIATES** as Structural Consultant

(iii) M/s. **NA** as MEP Consultant

(iv) Shri. **ANKIT PAREKH** 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 **Shri. ANKIT PAREKH** quantity Surveyor appointed by Developer/Engineer and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the TOWER(s) of the aforesaid project under reference as **Rs.4,30,00,000/-** (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 **VMC** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. Based on Site Inspection by undersigned on **03/07/2020** The Estimated Cost Incurred till date is calculated at **Rs. 90,00,000/-** (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 **VMC** (Planning Authority) is estimated at **Rs. 3,40,00,000/-** (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;

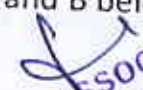

For ZARNA ASSOCIATES
Structural Consultants
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Table - A
Building/Wing Number 1 (One Tower - 28 Flats)
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 25/03/2020	38,000,000
2	Cost incurred as on 25/03/2020	9,000,000
3	Work done in Percentage (as Percentage of the estimated cost)	23.68%
4	Balance Cost to be Incurred (Based on Estimated Cost)	29,000,000
5	Cost Incurred on Additional/Extra Items as on 25/03/2020 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	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 25/03/2020	5,000,000
2	Cost incurred as on 25/03/2020	-
3	Work done in Percentage (as Percentage of the estimated cost)	-
4	Balance Cost to be Incurred (Based on Estimated Cost)	5,000,000
5	Cost Incurred on Additional/Extra Items as on 25/03/2020 not included in the Estimated Cost (Table -C)	0.00


For ZARNA ASSOCIATES
Structural Consultants
Dr. V. R. PATEL
(M.E.(Str. Engg.) M.E.(Str.) B.E.(Civil)

Yours Faithfully,


For ZARNA ASSOCIATES
Structural Consultants
Dr. V. R. PATEL
Ph.D. (Str. Engg.) M.E. (Str.) B.E. (Civil)

Dr. Vinubhal Patel (ZARNA ASSOCIATES)

Local Authority license No. SH 64/16-19

Local Authority license No. valid till 31/03/2023


ZARNA ASSOCIATES
Structural Consultants
Dr. V. R. PATEL
Ph.D. (Str. Engg.) M.E. (Str.) B.E. (Civil)