

Devang Sarvaiya

B.E. civil, M.E. Structure

M : 7567062360

FORM – 2

ENGINEER'S CERTIFICATE

(To be submitted at the time of withdrawal of Money from Designated Account – Project wise)

Date: 20-03-2023

To,

Tesla Properties LLP,

13, Gandhibaug Society, Nirman Bhavan, Law Garden, Ahmedabad 380006.

Subject: Certificate of Cost Incurred for Development of 78@Gokuldham for Construction of 16 buildings NA Wings of the NA Phase or for the plotted project as the case may be, GujRERA Registration Number: PR/GJ/AHMEDABAD/SANAND/AUDA/RAA00007/230817, situated on the Plot bearing Final Plot no. 1006 (part), 1007 (part) and 78 (part), 78@Gokuldham, Ulariya, Nr. Shantipura Crossroads, Sarkhej-Sanand Highway, Ahmedabad, Gujarat-382210. Demarcated by its boundaries (latitude and longitude 22°58'50.04"N, 72°27'17.31"E)

30m wide TP Road to the North, 1021 and 1022 to the South, 1007/P to the East, 1006/P to the West, Village Sanathal, Taluka Sanand, District Ahmedabad, PIN 382210, admeasuring 29410 sq.mts. area being developed by Tesla Properties LLP.

Ref: GujRERA Registration Number: PR/GJ/AHMEDABAD/SANAND/AUDA/RAA00007/EX1/040321

Sir,

I, Devang Sarvaiya, have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 78@Gokuldham, 16 Building(s) of the NA Phase or for the plots of the plotted project as the case may be, situated on the plot bearing Final Plot nos. 1006 (part), 1007 (part) and 78 (part) of Village Sanathal, Taluka Sanand, District Ahmedabad, PIN 382210, admeasuring 29410 sq.mts. area being developed by Tesla Properties LLP.

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

- (i) Shri Viral K Shukla as Architect/Engineer
- (ii) Shri Haresh A Shah as Structural Consultant
- (iii) M/s Antech Consultants & Engineers, Vraj Sanitation as MEP Consultant
- (iv) Shri Jatin Shah 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 Jatin Shah 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. 79,47,90,641/-** (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 Ahmedabad Urban Development Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. Based on Site Inspection by undersigned on **06/03/2023**, the Estimated Cost Incurred till date is calculated at **Rs. 79,47,90,641** (Total of Table A and B and C). 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 Ahmedabad Urban Development Authority is estimated at Rs. **Nil** (except any future contingency amount) (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
(to be prepared separately for each Building/Wing of the Real Estate Project)
Building/ Block bearing number A1

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building as on 23/08/2017 date of Registration is	5,20,43,638
2	Cost incurred as on 06/03/2023	5,20,43,638
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 06/03/2023 not included in the Estimated Cost (Table –C)	Nil

Building/ Block bearing number B1

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building as on 23/08/2017 date of Registration is	3,54,56,362
2	Cost incurred as on 06/03/2023	3,54,56,362
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 06/03/2023 not included in the Estimated Cost (Table –C)	Nil

Building/ Block bearing number A2

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building as on 23/08/2017 date of Registration is	5,20,43,638
2	Cost incurred as on 06/03/2023	5,20,43,638
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 06/03/2023 not included in the Estimated Cost (Table –C)	Nil

Building/ Block bearing number B2

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building as on 23/08/2017 date of Registration is	3,54,56,362
2	Cost incurred as on 06/03/2023	3,54,56,362
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 06/03/2023 not included in the Estimated Cost (Table –C)	Nil

Building/ Block bearing number A3

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building as on 23/08/2017 date of Registration is	5,20,43,638
2	Cost incurred as on 06/03/2023	5,20,43,638
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 06/03/2023 not included in the Estimated Cost (Table –C)	Nil

Building/ Block bearing number B3

Sr. No.	Particulars	Amounts (in Rs.)

1	Total Estimated Cost of the building as on 23/08/2017 date of Registration is	3,54,56,362
2	Cost incurred as on 06/03/2023	3,54,56,362
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 06/03/2023 not included in the Estimated Cost (Table -C)	Nil

Building/ Block bearing number A4

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building as on 23/08/2017 date of Registration is	5,20,43,638
2	Cost incurred as on 06/03/2023	5,20,43,638
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 06/03/2023 not included in the Estimated Cost (Table -C)	Nil

Building/ Block bearing number B4

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building as on 23/08/2017 date of Registration is	3,54,56,362
2	Cost incurred as on 06/03/2023	3,54,56,362
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 06/03/2023 not included in the Estimated Cost (Table -C)	Nil

Building/ Block bearing number A5

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building as on 23/08/2017 date of Registration is	5,20,43,638
2	Cost incurred as on 06/03/2023	5,20,43,638
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 06/03/2023 not included in the Estimated Cost (Table -C)	Nil

Building/ Block bearing number B5

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building as on 23/08/2017 date of Registration is	3,54,56,362
2	Cost incurred as on 06/03/2023	3,54,56,362
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 06/03/2023 not included in the Estimated Cost (Table -C)	Nil

Building/ Block bearing number A6

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building as on 23/08/2017 date of Registration is	5,20,43,638
2	Cost incurred as on 06/03/2023	5,20,43,638

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 06/03/2023 not included in the Estimated Cost (Table -C)	Nil

Building/ Block bearing number B6

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building as on 23/08/2017 date of Registration is	3,54,56,362
2	Cost incurred as on 06/03/2023	3,54,56,362
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 06/03/2023 not included in the Estimated Cost (Table -C)	Nil

Building/ Block bearing number A7

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building as on 23/08/2017 date of Registration is	5,20,43,638
2	Cost incurred as on 06/03/2023	5,20,43,638
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 06/03/2023 not included in the Estimated Cost (Table -C)	Nil

Building/ Block bearing number B7

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building as on 23/08/2017 date of Registration is	3,54,56,362
2	Cost incurred as on 06/03/2023	3,54,56,362
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 06/03/2023 not included in the Estimated Cost (Table -C)	Nil

Building/ Block bearing number A8

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building as on 23/08/2017 date of Registration is	5,20,43,638
2	Cost incurred as on 06/03/2023	5,20,43,638
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 06/03/2023 not included in the Estimated Cost (Table -C)	Nil

Building/ Block bearing number B8

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building as on 23/08/2017 date of Registration is	3,54,56,362
2	Cost incurred as on 06/03/2023	3,54,56,362
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 06/03/2023 not included in the Estimated Cost (Table -C)	Nil

TABLE – A
Since the work for the project is complete, consolidated details are given for all the buildings.

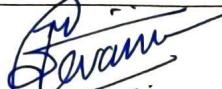
Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of all buildings as on 23/08/2017 date of Registration is	70,00,00,000
2	Cost incurred as on 06/03/2023	70,00,00,000
3	Work done in Percentage (as Percentage of the estimated cost)	100% (except any future contingency)
4	Balance Cost to be Incurred (Based on Estimated Cost)	Nil (except any future contingency)
5	Cost Incurred on Additional/Extra Items as on 06/03/2023 not included in the Estimated Cost (Table –C)	Nil

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 23/08/2017 date of Registration is	9,47,90,641
2	Cost incurred as on 06/03/2023	9,47,90,641
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 06/03/2023 not included in the Estimated Cost (Table –C)	Nil

Yours faithfully,

Devang Sarvaiya
 Local Authority License no. EOR-1(C-2)/548
 Local Authority License no. valid till 31/03/2026


DEVANG M. SARVAIYA
 M.E. STRUCTURE, B.E. CIVIL
 R.M.C. LIC. NO. EOR-1 (C-2)/548
 AMRUTAM", BEDINAKA
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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)

Sr. No.	Particulars	Amounts (in Rs.)
1	Other Construction Cost	3,90,00,000/-
	Total Annexure	3,90,00,000/-