

FORM – 2

ENGINEER'S CERTIFICATE

Date: 27/06/2022

To

To

NEW HORIZONE DEVELOPERS

Address: A-1, Shambhu Park Society

Nr. Kiran Park, Vadaj,

Ahmedabad - 380001

Subject: Certificate of Cost incurred for Development of “**THE AUGUST**” for construction of **1** buildings & **2** Wings (Block A+B) of the Phase-I (GujRERA Registration No.: **PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA09465/141221**) situated on the plot bearing Revenue T.P.S. No. 301 (Science Park), F. P. No. 69 Paiki, Survey No. 393/A & 393/B, At Village: Bhadaj, Taluka: Ghatlodiya, District Ahmedabad admeasuring **3642** sq.mts. area being developed by **M/s. NEW HORIZONE DEVELOPERS**.

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

Land of F.P. No.: 69 to the North

18 Mtr. Wide T.P road to the South

18 Mtr. Wide T.P road to the West

Land of Adjioning F.P. to the East

Ref:GujRERA Registration Number: **PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA09465/141221**.

Sir,

I **Kinal D. Soni** have undertaken assignment of certifying Estimated cost for the Real Estate Project “**THE AUGUST**” registering under GujRERA (GujRERA Registration Number: **PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA09465/141221**) having 1 buildings & 2. Wings (Block A+B) of the first phase situated on the bearing Revenue Survey No. 393/A & 393/B, Of Bhadaj Village, Taluka- Ghatlodiya, District Ahmedabad PIN 380060 admeasuring **3642** sq.mts. area being developed by **M/s. NEW HORIZONE DEVELOPERS**.

1. Following technical professionals are appointed by Promoter:-(as applicable)
 - (i) Shri **Apurva Amin Architects** as Architect
 - (ii) Shri **Valay P. Shah** as structural consultant
 - (iii) Shri **Hitesh N. Prajapati** as MEP consultant
 - (iv) Shri **Keyur S. Savalia** 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 **Keyur S. Savalia** 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.42,00,00,000/-** (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 **31/05/2022** date, the Estimated Cost Incurred till date is calculated at **Rs. 5,50,00,000/-** (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** is estimated at **Rs.36,50,00,000/-** (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;

TABLE – A
Building No.1 (BLOCK A+B)

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on date of Registration is	37,00,00,000/-
2	Cost incurred up to 31/05/2022	3,80,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	10.27%
4	Balance Cost to be Incurred (Based on Estimated Cost)	33,22,00,000/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	NA

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 Internal and External Development Works including diaphragm wall- ERS, amenities and Facilities in the layout as on date of Registration is	5,00,00,000/-
2	Cost incurred as on 31/05/2022	1,70,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	34%
4	Balance Cost to be Incurred (Based on Estimated Cost)	3,30,00,000/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	NA


KINAL D. SONI
ENGINEER AUDA
C-28, Sudarshan Tower, Nr. Nirant Park,
Sun-N-Step Road, Thaltej, Ahmedabad-380059.
LIC No. : AUDA/ENGG/966

Yours Faithfully,

Engineer Name: Kinal D Soni
License No: AUDA/ENGG/966
License Valid till Date: 10/05/2023

***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.


KINAL D. SONI
ENGINEER AUDA
C-28, Sudarshan Tower, Nr. Nirant Park,
Sun-N-Step Road, Thaltej, Ahmedabad-380059.
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TABLE – C

List of Extra/Additional Items executed with Cost

(Which were not part of the original Estimate of Total Cost)