

FORM - 2
ENGINEER'S CERTIFICATE

Date: 04/04/2023

To,
Keshavnarayan Realty LLP
Akshar Ocean Pearl,
B/H Mercedes Benchmark Showroom,
Near Bopal Ambali Junction, Ambali, Ahmedabad-380058

Subject: Certificate of Cost Incurred for Development of "Akshar Ocean Pearl" for Construction of **Two** building(s) **Two** Wing(s) of the **Single Phase** of the Project **PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA10231/240522** situated on FP No. **80/1**, T.P. No. **52**, of Village : **Ambali**, Ta. : **Ghatlodiya**, Dis.: **Ahmedabad-380058**.

Demarcated by its boundaries (latitude and longitude of the end points)
23° 1'39.64"N 72°28'45.26"E, to the **North**, 23° 1'37.16"N 72°28'47.84"E, to the **South**, 23° 1'39.09"N 72°28'48.21"E, to the **East**, 23° 1'37.92"N 72°28'45.08"E to the **West**, of Division **Ahmedabad**, village **Ambali** Ta **Ghatlodiya**, District **Ahmedabad** PIN **380058** admeasuring **4556 sq.mts.** area being developed by **Keshav Narayan Realty LLP**.

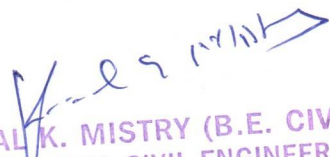
Ref: GujRERA Registration Number:-
PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA10231/240522

Sir,

I **Krunal K. Mistry** have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being **Two** building(s) **Two** Wing(s) of the **Single Phase** of this Project, situated on the Plot of this Project **PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA10231/240522** situated on FP No. **80/1**, T.P. No. **52**, of Village : **Ambali**, Ta. : **Ghatlodiya**, Dis.: **Ahmedabad-380058**.. admeasuring **4556 sq.mts.** area being developed by **Keshav Narayan Realty LLP**.

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

- (i) Shri **Niket Harshadbhai Mistry** as Architect
- (ii) Shri **Upadhyay Hardikkumar Poonamchand** as Structural Consultant
- (iii) M/s/Shri/Smt _____ Not Appointed _____ as MEP Consultant
- (iv) Shri **Amit Dave** Quantity Surveyor


KRUNAL K. MISTRY (B.E. CIVIL)
CONSULTING CIVIL ENGINEER
177, DEVPATH, B/H. LAL BUNGLOW,
C. G. ROAD, AHMEDABAD-380 006.
AMC LIC : 001ERH01032600598

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 **Amit Dave** as an engineer appointed by **Keshav Narayan Realty LLP** 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.65,91,35,000/-** (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 **31/03/2023**, The Estimated Cost Incurred till date is calculated at Rs. **11,68,52,000/-** (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.54,22,83,000/-** (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

Sr. No.	Particulars	Amounts (in Rs.) Block- A	Amounts (in Rs.) Block- B
1	Total Estimated Cost of the building/wing as on 01/04/2022	31,58,17,500/-	31,58,17,500/-
2	Cost incurred as on 31/03/2023	6,00,05,000/-	5,68,47,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	19.00%	18.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	25,58,12,500/-	25,89,70,500/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	----	----

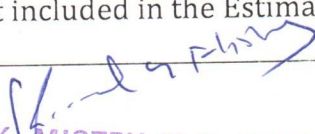

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TABLE - B

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 01/04/2022	2,75,00,000/-
2	Cost incurred as on 31/03/2023	0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	2,75,00,000/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	-

Yours Faithfully,

KRUNAL K. MISTRY (B.E. CIVIL)
CONSULTING CIVIL ENGINEER
177, DEVPATH, B/H. LAL BUNGLOW,
C. G. ROAD, AHMEDABAD-380 006.
AMC LIC : 001ERH01032600598

Krunal K. Mistry

(License No 001ERH01032600598)

Local Authority License no. valid till 01/03/2026

***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 parts of the original Estimate of Total Cost)