

Dinesh K. Patel

CONSULTING ENGINEER

8,Shivnandan Residency ,Nr. Manhorvilla Cross Road , Nikol-Naroda Road ,Ahmedabad

Ref No.: _____

Date : _____

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: 10/06/2023

To

Anjani Developers

Eden Parmeshwar,

Sub Plot No. 1, FP No. 332/1+332/2, Draft TPS No. 76/B, Chandkheda, Ahmedabad.

Subject: Certificate of Cost Incurred for Development of (Eden Parmeshwar) for Construction of 5 no. of buildings 7 wings of the phase 1 of the project (Gujrera Registration Number: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA10423/120722) situated on the sub Plot No. 1, FP No. 332/1+332/2, Draft TPS No. 76/B, Chandkheda, Ahmedabad demarcated by its boundaries (latitude and longitude of the end points FP No. 357 to the North 30 meter TP road to the South 24 meter TP road to the East AMC reservation to the West of Division NA village Chandkheda taluka Ahmedabad District Ahmedabad PIN 382421 admeasuring 11190 sq. mtr. area being developed by "Anjani Developers".

Ref: Guj RERA Registration Number : PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA10423/120722

Sir,

I/We Dineshbhai K Patel have undertaken assignment of certifying Estimated Cost for the Real Estate Project (Eden Parmeshwar) proposed to be registered under GujRERA, 5 no. of buildings 7 wings of the single phase of the project, situated on the sub-Plot No. 1, FP No. 332/1+332/2, Draft TPS No. 76/B, Chandkheda, Ahmedabad PIN 382421 admeasuring 11190 sq. mtr. area being developed by "Anjani Developers" as per the approved plan.

1. Following technical professionals are appointed by Owner/Promoter:- (~~Sadguru Heritage~~)

- (i) Shri Saurabh Verma as Architect
- (ii) Shri Jayesh D Desai as Structural Consultant
- (iii) Shri Shashin Shah MEP Consultant
- (iv) Shri Sachin Prajapati as Quantity Surveyor*

D.K. Patel
DINESH K. PATEL
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8, Shiv Nandan Residency,
Nava, Naroda, Ahmedabad

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. Dineshbhai K Patel 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. 75,00,00,000/-(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 31/05/2023 date, The Estimated Cost Incurred till date 31/05/2023 is calculated at Rs. 17,53,02,617.00/- (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. 57,46,97,383/- (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

Block - A

(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 31/03/2022 date of Registration is	22,00,00,000.00
2	Cost incurred as on 31/05/2023	3,79,50,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	17.25 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	18,20,50,000.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	

TABLE – A

Block - B

(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 31/03/2022 date of Registration is	8,00,00,000.00
2	Cost incurred as on 31/05/2023	1,53,44,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	19.18%
4	Balance Cost to be Incurred (Based on Estimated Cost)	6,46,56,000.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	

TABLE – A

Block – C

(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 31/03/2022 date of Registration is	6,65,00,000.00
2	Cost incurred as on 31/05/2023	1,49,62,500.00
3	Work done in Percentage (as Percentage of the estimated cost)	22.50%
4	Balance Cost to be Incurred (Based on Estimated Cost)	5,15,37,500.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	00.00

TABLE – A

Block – D

(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 31/03/2022 date of Registration is	7,25,00,000.00
2	Cost incurred as on 31/05/2023	1,81,25,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	25.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	5,43,75,000.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	00.00

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TABLE – A
Block – E+F+G

(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 31/03/2022 date of Registration is	28,45,00,000.00
2	Cost incurred as on 31/05/2023	8,89,21,117.00
3	Work done in Percentage (as Percentage of the estimated cost)	31.26%
4	Balance Cost to be Incurred (Based on Estimated Cost)	19,55,78,883.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	00.00

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 Internal and External Development Works including amenities and Facilities in the layout as on 31/03/2022 date of Registration is	2,65,00,000.00
2	Cost incurred as on 31/05/2023	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	2,65,00,000.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	

Yours Faithfully,

Signature & Name (DINESH K PATEL) with Stamp of Engineer

Local Authority license no 08062510026

Local Valid till Date:- 08/06/2025

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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.