

ENGINEER

FORM – 2
(See Regulation 3)

ENGINEER'S CERTIFICATE

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

To

The NYSA BUILDSPACE LLP & A 806, TITANIUM SQUARE, THALTEJ CROSS ROAD, , S G HIGHWAY, THALTEJ,.

Subject: Certificate of Cost Incurred for Development of ESSENCE 51 for Construction of 1 building(s) A, Wing(s) PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA11064/211222 situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. . Demarcated by its boundaries..

Longitude	Latitude
72.5035250985952	23.051477070689295
72.50358276608902	23.051790511890857
72.5043337846132	23.051694258371146
72.5042439306112	23.05140302935404
72.50352912190873	23.05147460264544

Village taluka Ahmedabad City

District Ahmedabad PIN NA admeasuring 1313.8 sq.mts. area being developed by NYSA BUILDSPACE LLP

Ref: GujRERA Registration Number PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA11064/211222

Sir,

I/We ASHISH PARSOTTAMBHAI PATEL have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 1 Building(s) A, situated on the plot bearing C.N. No/CTS No./Survey no./Final Plot no. Village taluka Ahmedabad City District Ahmedabad PIN NA admeasuring 1313.8 sq.mts. area being developed by NYSA BUILDSPACE LLP

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

(i) M/s./Shri/Smt. HARSHAD MISTRY C/O H M Architects as Architect/Engineer

(ii) M/s./Shri/Smt. NILANG P VAIDYA as Structural Consultant

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 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. 15,00,00,000.00 (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 AUDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at 1,89,60,014.00 (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 AUDA (Planning Authority) is estimated at Rs.13,10,39,986.00 (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	Amount(in Rs.)
1	Total Estimated Cost of the building/wing as on date of Registration is	11,25,00,000.00
2	Cost incurred as on Date :31-01-2024	1,42,20,011.00
3	Work done in Percentage (as Percentage of the estimated cost)	13
4	Balance Cost to be Incurred (Based on Estimated Cost)	9,82,79,989.00
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table C)	0.00

Table - B

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 date of Registration is	3,75,00,000.00
2	Cost incurred as on Date :31-01-2024	47,40,003.00
3	Work done in Percentage (as Percentage of the estimated cost)	13
4	Balance Cost to be Incurred (Based on Estimated Cost)	3,27,59,997.00
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table C)	0.00

Yours Faithfully,

Name of the Engineer	ASHISH PARSOTTAMBHAI PATEL
Local Authority licence number	001ERH07012610186
Local Authority licence no. valid till	07-Jan-2026
Date of physical visit to the site	16-Feb-2024
Firm Name	ASHISH PARSOTTAMBHAI PATEL
Reason	na

@This is online submitted document with due eKYC done, hence no physical signature required.

ENGINEER