



FORM – 2(5)

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: 03/08/2022

To
Arvind SmartSpaces Limited
24, Government Servant's Society,
Near Municipal Market, Off. C G Road,
Navrangpura, Ahmedabad 380009

Subject: Certificate of Cost Incurred for Development of "Arvind Aavishkaar " for Construction of 2 Numbers of Building(s), Building 1 & Building 2 of the Phase 1 of the Project (Gujarat RERA Registration Number PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA02798/A1R/110219) situated on the Sub Plot no 2C of Final Plot no 41 , of TP no 12 Demarcated by its boundaries (latitude and longitude of the end points) Proposed 18mtr wide TP Road to the North, Part of Final plot 41 to the South, Part of Final plot 41 to the East, Part of Final plot 41 to the West of village Asarwa taluka Ahmedabad City / Asarva District Ahmedabad admeasuring 8105 sq.mts. area being developed by Arvind SmartSpaces Limited.

Ref: GujRERA Registration Number: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA02798/A1R/110219

Sir,

I/We GOMA engineering and Consultancy have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, situatd on the Sub Plot no 2C of the Final Plot no 41 , of TP no 12 of village Asarwa taluka Ahmedabad City / Asarva District Ahmedabad Pin 380025 admeasuring 8105 sq.mts. area being developed by Arvind SmartSpaces Limited.

1. Following technical professionals are appointed by Owner/Promoter:- (as applicable)
 - (i) M/s Ar. Jagrut Patel as Architect
 - (ii) Mr. Bhavik Patel (BlueSkyz) as Structural Consultant
 - (iii) M/s Jhaveri Associates as MEP Consultant
 - (iv) M/s GOMA engineering and Consultancy 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 Ar. Jagrut 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. 80,00,00,000/-** (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 AUDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.





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4. Based on Site Inspection by undersigned on **31/07/2022**, the Estimated Cost Incurred till date is calculated at **Rs. 80,00,00,000/-** (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 AUDA (Planning Authority) is estimated at **Rs. 0/-** (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/Wing bearing Number 1 (Comprising of Wing A, B and C)
(to be prepared separately for each Building/Wing of the Real Estate Project)**

Sr. No.	Particulars	Amounts (Rs. In Crore)
1	Total Estimated Cost of the building/wing as on 11/02/2019	33,00,00,000/-
2	Cost incurred as on 31/07/2022	33,00,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0/-
5	Cost Incurred on Additional/Extra Items as on 31/07/2022 not included in the Estimated Cost (Table –C)	Nil

TABLE – A

**Building/Wing bearing Number 2 (Comprising of Wing D, E and F)
(to be prepared separately for each Building/Wing of the Real Estate Project)**

Sr. No.	Particulars	Amounts (Rs. In Crore)
1	Total Estimated Cost of the building/wing as on 11/02/2019	37,00,00,000/-
2	Cost incurred as on 31/07/2022	37,00,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0/-
5	Cost Incurred on Additional/Extra Items as on 31/07/2022 not included in the Estimated Cost (Table –C)	Nil

TABLE – B

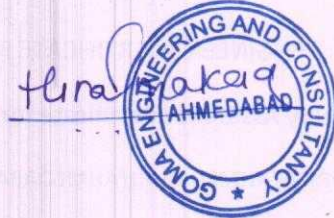
(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts (Rs. In Crore)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on 11/02/2019	10,00,00,000/-
2	Cost incurred as on 31/07/2022	10,00,00,000/-
3	Work done in Percentage (as Percentage of the	100.00%





4	Balance Cost to be Incurred (Based on Estimated Cost)	0/-
5	Cost Incurred on Additional/Extra Items as on 31/07/2022 not included in the Estimated Cost (Table -C)	Nil



Yours Faithfully,
Hiral Makadia

Signature & Name with stamp of Engineer
Local Authority license No: AUDA/SD-I/00313
Local Authority License valid till 10/04/2026

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





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[FORM – 2 (Annexure)]

ENGINEER'S CERTIFICATE FOR QUALITY ASSURANCE

Quality Assurance Certificate for Project Registration Number –

PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA02798/A1R/110219

(Certificate for the quarter ending 31/07/2022)

Sir,

I / We GOMA Engineering and Consultancy have undertaken an assignment of supervision of this real estate Project

Our Responsibility

To carry out the work in accordance with the development permission and as per the approved plan and submit certificate of supervision of work and to carry out material testing in-situ or in the NABL approved Lab / GTU affiliated Eng. Colleges & Polytechnic Lab / GICEA Lab and to ensure quality of work and workmanship as per prescribed specifications as per NBC and or other relevant code of practice. The materials used in the project are conforming to the standards stipulated in IS SP21, 2005.

1. Material Testing:

I / We have applied following mandatory checks on the basic materials, used in the construction;

i. Cement –

It has been tested for its fineness, soundness, setting time, compressive strength etc. as per IS code 3535:1986 or as per other relevant IS/BS/NBC code, or as per industry standards and its results are within the permissible limits.

ii. Coarse Aggregate

It has been tested, for deleterious materials, clay lumps, crushing value, impact value as per IS 2430:1986 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within the permissible limits.





iii. **Bricks / Blocks –**

They have been tested for water absorption, crushing strength etc. as per IS 5454:1978 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within permissible limits.

iv. **Concrete / Ready-mix Concrete –**

It has been tested for compressive strength for various periods as per IS 456:2000 and IS 1199 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within permissible limits.

v. **Reinforcement –** It has been tested as per IS 2062:2011 or as per other relevant IS/BS/NBC code or as per industry standards for tensile strength, elongation and gauge length etc. and its results are within permissible limits.

vi. **Testing of Other Materials –**

Other materials like sand, crushed sand, floor tiles, fixtures and fittings, pipes and sanitary fittings etc. (List out all items) used in this project conform to relevant IS/BS/NBC code or as per standards laid down by the industry for a particular material.

vii. **Codes of foreign country**

Other material used in the project for which IS code or standard is not available, the same is tested using relevant code of other countries or as per standards laid down by the industry.

viii. **Fire Resistance**

The materials/composites used in construction complied to the required fire resistance

2. **Workmanship:**

I / We hereby certify that work has been carried out under my / our supervision. I / We further certify that workmanship and quality is satisfactory and up to the mark and the work has been acceptable within the permissible limits of deviations as per relevant code of practice.

3. **Electrical Materials and Workmanship:**

Works of all the electrical wiring / connections / lift installation / other electrical installations have been carried out under authorized / registered electrical engineer and its records has been maintained. The materials used conform to the relevant IS / BS / National Building Codes or as per industry standards.





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4. Structural Engineer:

Promotor have engaged structural engineer Mr. Amit M Ka Patel having Licenses no. SD-0295200817R1. Phone no office: _____ cell no: 9925720996. The structural design of buildings in this project has been done under his supervision. I have checked the soil report before laying PCC for foundation in consultation with soil consultant. The formwork and concrete mix design have been done as per relevant codes as applicable. His/her periodic checks and certificates for STABILITY and SAFETY have been kept on record.

5. Preservation of Records:

Record of all test results of this project have been properly kept in the prescribed formats and will be preserved at least up to the defect liability period or for the period as required by any other provision of law.

Declaration;

I declare, all the tests mentioned above may be required as per NBC and relevant IS codes as may be applicable for this project as per the approved plan has been carried out and necessary records are preserved.

Execution is carried out as per structural design prepared by the Structural Engineer.

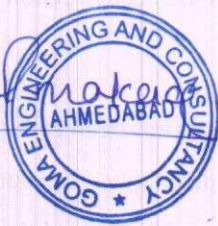
Yours Faithfully,

Hiral Makadia

Signature & Name with stamp of Engineer

Local Authority license No:AUDA/SD-I/00313

Local Authority License valid till 10/04/2026



Name of the Engineer:

Signature of Engineer

