



SHILP SHREE

PROJECT MANAGEMENT CONSULTANTS

FORM 2

ENGINEER'S CERTIFICATE

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

Date: 5/21/2020

To

The Takshashila Heights India Pvt Ltd, 560, Silver Arc-"B", Open plot, Nr Ashima House Town Hall, Madalpur, Ellisbrige, Ahmeda

Subject: Certificate of Cost Incurred for Development of (Takshashila Elegna) for Construction of 2(A+B, C+D) building(s) Wing(s) of the Entire phase (GujRERA Registration Number PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA06191/181019) situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. S.p No 582/1 of FP NO 582, S.p 6+(6A) Open Land +9+10+Pvt. Road Of 582/2+583A & S.p No 11 Of FP No 583(B+C), of Division 3 (ELLIESBRIDGE – CHADAVAD village CHADAVAD taluka Sabarmati District Ahmedabad PIN 380006 admeasuring 7646.64 sq.mts. area being developed by (Takshashila Heights India Pvt Ltd)

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

Fp 582/2 to the North Fp 581 to the South Open Plot to the East 24 Mtr Road to the West of Division 3 (ELLIESBRIDGE – CHADAVAD village CHADAVAD taluka Sabarmati District Ahmedabad PIN 380006 admeasuring 7646.64 sq.mts. area being developed by (Takshashila Heights India Pvt Ltd)

Ref: GujRERA Registration Number PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA06191/181019

Sir,

I Shailesh Shah have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 2(A+B, C+D) building(s) Wing(s) of the Entire Phase situated on the plot bearing C.N. No/CTS No./Survey no./Final Plot no/ S.p No 582/1 of FP NO 582, S.p 6+(6A) Open Land +9+10+Pvt. Road Of 582/2+583A & S.p No 11 Of FP No 583(B+C), of Division 3 (ELLIESBRIDGE – CHADAVAD village CHADAVAD taluka Sabarmati District

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

- (i) M/s./Shri/Smt. HEMANT SHAH as Architect
- (ii) M/s./Shri/Smt. Hiten R Mahimtura as Structural Consultant
- (iii) M/s./Shri/Smt. Artech Engineering Solutions as MEP Consultant
- (iv) M/s./Shri/Smt. Shailesh Shah 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 Shailesh Shah 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.87,17,29,475 (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 Ahmedabad Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. Based on Site Inspection by undersigned on 20-05-2020 date The Estimated Cost Incurred till date is calculated at 11,84,77,566 (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 Ahmedabad Municipal Corporation (Planning Authority) is estimated at Rs.75,32,51,909 (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 _____ or called Block A+B
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 20-09-2019 date of Registration is	497291390.00
2	Cost incurred as on 20-05-2020	87357451.00
3	Work done in Percentage (as Percentage of the estimated cost)	18%
4	Balance Cost to be Incurred (Based on Estimated Cost)	409933939.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	0.00

Table – A

Building/Wing bearing Number _____ or called Block C+D
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 20-09-2019 date of Registration is	328009833.00
2	Cost incurred as on 20-05-2020	31120115.00
3	Work done in Percentage (as Percentage of the estimated cost)	9%
4	Balance Cost to be Incurred (Based on Estimated Cost)	296889718.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	0.00

Table - B

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

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 20-09-2019 date of Registration is	46428252.00
2	Cost incurred as on 20-05-2020	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	46428252.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	0.00

Yours Faithfully,

Shah Shailesh Manubhai

Name Shailesh Shah

Local Authority Licence No :ER 0977291223

Licence Valid till Date : 31/12/2023

SHAH SHAILESH MANUBHAI

BE (CIVIL) A.M.I.E. CENTER

907, SPAN TRADE CENTER,

OPP. KOCHRAE ASHRAM, PALDI,

AHMEDABAD - 380007.

AMC ENG. LIC NO:ER 0977291223R1.

Table – C
List of Extra/Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)

Sr. No.	Items	Cost
1	<Item 1>	
2	<Insert items here>	