



SHILP SHREE

PROJECT MANAGEMENT CONSULTANTS

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)

Date: 04/02/2021

To

The Takshashila Heights India Pvt. Ltd.,
Takshashila Elegna,
Ellis Bridge, Ahmedabad

Subject: Certificate of Cost Incurred for Development of Takshashila Elegna for Construction of Two building(s) of the project, as the case may be, (GujRERA Registration Number PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA06191/181019) situated on the Plot bearing Final Plot No 582, 583(B+C) demarcated by its boundaries (latitude and longitude of the end points 23°01'27.5 "N and 72°34'01.2"E) Lay out Plan Showing Prop. Resi + Comm. Building S.P. NO : 582/1 OF F.P. NO 582, S.P. NO : 6+(6A) OPEN LAND +9+10+PVT.ROAD OF 582/2+583A, S.P. NO.11 OF F.P. NO 583(B+C), T.P.S. NO 3 (ELLIESBRIDGE – 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/We Shailesh Shah have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 2 Building of the project as the case may be, situated on the plot bearing Final Plot No 582, 583(B+C) demarcated by its boundaries (latitude and longitude of the end points 23°01'27.5 "N and 72°34'01.2"E) Lay out Plan Showing Prop. Resi + Comm. Building S.P. NO : 582/1 OF F.P. NO 582, S.P. NO : 6+(6A) OPEN LAND +9+10+PVT.ROAD OF 582/2+583A, S.P. NO.11 OF F.P. NO 583(B+C), T.P.S. NO 3(ELLIESBRIDGE – CHADAVAD Taluka Sabarmati District Ahmedabad PIN 380006 admeasuring 7646.64 sq. mts. area being developed by Takshashila Heights India Pvt Ltd

Page 1 of 8

1. Following technical professionals are appointed by Owner/Promoter:- (as applicable)
 - I. M/s Designers Combine as Architect;
 - II. M/s Mahimtura Consultants Pvt Ltd as Structural Consultant
 - III. M/s Shilp Shree Project Management Consultant as PMC
 - IV. M/s Artech Engineering Solutions as MEP Consultant
 - V. Patel Ankurkumar C as Site Supervisor (C.O.W.)
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 myself Shailesh Shah quantity Surveyor* appointed by Developer 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 04/02/2021 date, the Estimated Cost Incurred till date is calculated at **Rs.25,39,89,305** (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.61,77,40,17** (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allieds work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below;

TABLE – A**TOWER A**

(Block A+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 20/09/2019 date of Registration is	45,98,56,525
2	Cost incurred as on 04/02/2021	16,55,48,350
3	Work done in Percentage (as Percentage of the estimated cost)	36 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	29,43,08,175
5	Cost Incurred on Additional/Extra Items as on 04/02/2021 not included in the Estimated Cost (Table – C)	NIL

TOWER B

(Block C+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 20/09/2019 date of Registration is	30,33,18,065
2	Cost incurred as on 04/02/2021	6,67,29,975
3	Work done in Percentage (as Percentage of the estimated cost)	22 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	23,65,88,090
5	Cost Incurred on Additional/Extra Items as on 04/02/2021 not included in the Estimated Cost (Table – C)	NIL

TABLE – B

Internal & External Development Works in Respect of the entire Registered Phase

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 20/09/2019 date of Registration is	10,85,54,886
2	Cost incurred as on 04/02/2021	2,17,10,980
3	Work done in Percentage (as Percentage of the estimated cost)	20 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	8,68,43,906
5	Cost Incurred on Additional/Extra Items as on 02/11/2020 not included in the Estimated Cost (Table –C)	NIL

Yours Faithfully,

*Shah Shailesh Manubhai***Shailesh Shah**

Engineer

Local Authority license no. ER 0977291223

Local Authority License no. valid till 31/12/2023

SHAH SHAILESH MANUBHAI
 BE (CIVIL) A.M.I.E. CENTER
 907, SPAN TRADE CENTER,
 OPP. KOCHRAB ASHRAM, PALDI,
 AHMEDABAD - 380007.
 AMC ENG. LIC NO. ER 0977291223RI.

***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)

NIL