

KAUSHAL P. DESAI

B.E.(Civil)

H-5, Virat Apartment, Opp. Sattadhar BRTS Bus Stop,
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AUDA Reg. No. : AUDA/COW-I/00849, Valid till : 28/04/2024
COW Grade-1 Reg. No. : 001CW22092500689, Valid till : 27/08/2025

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 : 01/06/2023

To

AARAMBH DEVELOPERS - A UNIT OF ANAYA INFRACON PVT. LTD.

301, 3rd Floor, Binali Complex,
Opp. Torrent Power Limited,
Naranpura,
Ahmedabad - 380013.

Subject: Certificate of Percentage of Completion of Construction Work of **2 No.** of Building(s) of the Phase of the Project situated on the Plot bearing **Survey / Block No. 97/3/2, Final Plot No. 40/2, T.P.S. 45/B** demarcated by its boundaries (latitude and longitude of the end points) **23 04 39.96 N, 23 04 41.62 N, 23 04 41.37 N, 23 04 38.93 N** to the North **___ N.A. ___** to the South **72 32 46.05 E, 72 32 45.89 E, 72 32 43.87 E, 72 32 44.15 E** to the East **___ N.A. ___** to the West of Division, Village - **Chandlodia**, Taluka - **Sabarmati**, District - **Ahmedabad**, PIN - 382481 admeasuring **3615 Sq.Mts.** area being developed by **AARAMBH DEVELOPERS – A UNIT OF ANAYA INFRACON PVT. LTD.**

RERA Registration No. : PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA08037/100221

Sir,

I, **Kaushal P. Desai** have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being **2 Building(s)** of the Phase situated on the plot bearing **Survey / Block No. 97/3/2, Final Plot No. 40/2, T.P.S. 45/B** of Division, Village - **Chandlodia**, Taluka - **Sabarmati**, District - **Ahmedabad**, PIN - 382481 admeasuring **3615 Sq.Mts.** area being developed by **AARAMBH DEVELOPERS – A UNIT OF ANAYA INFRACON PVT. LTD.**

- Following technical professionals are appointed by Owner/Promoter:- **Aarambh Developers – A Unit of Anaya Infracon Pvt. Ltd.**
 - Shri Cunal Parmar of FLXBL Design Consultancy Pvt. Ltd. as Architect
 - Shri D. H. Patel of The Pyramid Consultant as Structural Consultant
 - Shri Dhaval Mehta of Designtech Consultants as MEP Consultant
- 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 Mr. Kaushal P. Desai 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. 18,19,93,750** (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 TPO (AUDA) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. Based on site inspection by undersigned on 31/05/2023, the Estimated Cost Incurred till date is calculated at **Rs. 19,36,72,288** (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 TPO (AUDA) 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 “A” or called “ Aarambh ”
(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 25 th November, 2020 date of Registration is	8,93,92,595
2	Cost incurred as on 28/02/2023	9,68,78,831
3	Work done in Percentage (as Percentage of the estimated cost)	108.37 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	-74,86,236
5	Cost Incurred on Additional/Extra Items as on 28 th February, 2023 not included in the Estimated Cost (Table –C)	0

Building/Wing bearing Number “B” or called “ Aarambh ”
(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 25 th November, 2020 date of Registration is	8,41,85,259
2	Cost incurred as on 28/02/2023	9,07,30,522
3	Work done in Percentage (as Percentage of the estimated cost)	107.77 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	-65,45,263
5	Cost Incurred on Additional/Extra Items as on 28 th February, 2023 not included in the Estimated Cost (Table –C)	0

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 25 th November, 2020 date of Registration is	84,15,896
2	Cost incurred as on 28/02/2023	60,62,935
3	Work done in Percentage (as Percentage of the estimated cost)	72.04 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	23,52,961
5	Cost Incurred on Additional/Extra Items as on 28 th February, 2023 not included in the Estimated Cost (Table –C)	N.A.

Yours Faithfully,

KAUSHAL PRAFULBHAI DESAI
COW GRADE -1
H-5 Virat Apartment Opposite
Sattadhar Brts Bus Stop
Near Sattadhar Char Rasta,
Ahmedabad City - 380061.
LIC No. 001CW22092500689

Kaushal P. Desai

Local Licence Authority No. : 001CW22092500689, valid till / / .

***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)