

MOHAN B AGRAWAL

B.E. (Civil) A.M.I.E.

PROJECT CONSULTANT
CONSULTING CIVIL ENGINEER
STRUCTURAL DESIGNER
GOVT. APPROVED VALUER

FORM - 2

ENGINEER'S CERTIFICATE

Date: 10.05.2019

To

The Aatrey Naroda Infracon
4th fl., Shoppers' Plaza - II,
Opp: Telephone Exchange,
C.G.Road, Navrangpura,
Ahmedabad 380009.

Subject: Subject: Certificate of Cost Incurred for Development of Aatrey Elegance for Construction of 5 buildings 7 Wings of the GujRERA Registration Number :PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA04825/110219 situated on the Plot bearing T.P.S. No. 70 (Muthiya), F.P. No. 27+28+29, Block No. 231+232+233, At moje :Muthiya , Ta. Asarwa, Dist. Ahmedabad.

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

N23°06'19.9422", E72°40'48.4725" to the North , N23°06'15.7454", E72°40'50.5609" to the South , N23°06'17.2861", E72°40'51.2534" to the East , N23°06'17.7526", E72°40'46.1978" to the West of Division village Muthiya , taluka :Asarwa , District :Ahmedabad, PIN : 382330. admeasuring 8628 sq.mts. area being developed by Aatrey Naroda Infracon .

Ref: Guj RERA Registration Number : PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA04825/110219

Sir,

I Mohan B Agrawal have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 5 Buildings 7 Wings of the Project situated on the plot bearing T.P.S. No. 70 (Muthiya), F.P. No. 27+28+29, Block No. 231+232+233, village Muthiya , taluka :Asarwa , District :Ahmedabad, PIN : 382330. admeasuring 8628 sq.mts. area being developed by Aatrey Naroda Infracon .

- Following technical professionals are appointed by Owner/Promoter:- (as applicable)
 - Shri Divyesh Desai as Architect
 - Shri Mohan B. Agrawal as Structural Consultant
 - Shri Mohan B. Agrawal as MEP Consultan
 - Shri Kanaiyalal M. Patel as Quantity Surveyor
- 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 Kanaiyalal M. Patel quantity Surveyor appointed by

MOHAN B AGRAWAL

B.E. (Civil) A.M.I.E.

PROJECT CONSULTANT
CONSULTING CIVIL ENGINEER
STRUCTURAL DESIGNER
GOVT. APPROVED VALUER

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.30,00,00,000/-** (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 **Ahmedabad Municipal Corporation** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. Based on Site Inspection by undersigned on **08.05.2019** date, the Estimated Cost Incurred till date is calculated at **3,05,00,000/-** (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 **Ahmedabad Municipal Corporation** is estimated at Rs.**26,95,00,000/-** (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 "**A+B**"

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 08/05/2019 date of Registration is	7,65,85,989/-
2	Cost incurred up to 08/05/2019	1,00,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	13.06%
4	Balance Cost to be Incurred (Based on Estimated Cost)	6,65,85,989/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	0

TABLE – A
Building "**C**"

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 08/05/2019 date of Registration is	3,82,83,422/-
2	Cost incurred up to 08/05/2019	46,50,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	12.15%
4	Balance Cost to be Incurred (Based on Estimated Cost)	3,36,33,422/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	0

MOHAN B AGRAWAL

B.E. (Civil) A.M.I.E.

PROJECT CONSULTANT
CONSULTING CIVIL ENGINEER
STRUCTURAL DESIGNER
GOVT. APPROVED VALUER

TABLE – A
Building "D"

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 08/05/2019 date of Registration is	4,03,54,539/-
2	Cost incurred up to 08/05/2019	0
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	4,03,54,539/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	0

TABLE – A
Building "E"

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 08/05/2019 date of Registration is	4,05,68,613/-
2	Cost incurred up to 08/05/2019	0
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	4,05,68,613/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	0

TABLE – A
Building "F+G"

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 08/05/2019 date of Registration is	8,92,07,437/-
2	Cost incurred up to 08/05/2019	1,16,50,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	13.06%
4	Balance Cost to be Incurred (Based on Estimated Cost)	7,75,57,437/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	0

MOHAN B AGRAWAL

B.E. (Civil) A.M.I.E.

PROJECT CONSULTANT
CONSULTING CIVIL ENGINEER
STRUCTURAL DESIGNER
GOVT. APPROVED VALUER

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 <u>08.05.2019</u> date of Registration is	1,50,00,000/-
2	Cost incurred as on <u>08.05.2019</u>	42,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	28%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,08,00,000/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	

Yours Faithfully,

Mohan
Mohan B. Agrawal
(B.E. Civil)

4th Floor, Shoppers Plaza-II,
Opp. Telephone Exchange,
C.G. Road, Navrangpura,
Ahmedabad-380 009.
AMC ER Lic. No. 0009100721R3
Regt. No. 064, Dt. 09-06-2016

MOHAN B AGRAWAL

Local Authority license no. **ER0009100721R3**

Local Authority license no. Valid till (Date) **10.07.2021**