



Ref. No. - 01/12/22

Date - 31/12/2022

**FORM 2**  
**ENGINEER'S CERTIFICATE**

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

To,

**PROMOTER NAME:** AADISHWAR BIZCON LLP

**SITE - ADDRESS:** Survey No. 26, FP No. 26, T.P No, 03, Nr Kanchan Bhoomi Apartment, Satellite, Ahmedabad - 380015

Subject : Certificate of Cost Incurred for Development of SKYVUE 126 for construction of 2 (TWO) buildings of the First & Final Phase of Project (Gujarat RERA registration number - PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA10464/180722) situated on Survey No 26, FP No 26, TP No 03, Nr Kanchan Bhoomi Apartment, Vejalpur, Ahmedabad - 380051 admeasuring 4481 sq mt area developed by AADISHWAR BIZCON LLP.

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

to thenorth FP No 27 to the south FP No 297 to the East 12 Mtr Road and FP No 25 to the west admeasuring 4481.00 sq mt area being developed by AADISHWAR BIZCON LLP.

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual onsite construction for the Real Project mentioned above.

Following technical professionals were consulted by me for verification /for certification of the cost:

- i. Shri Vishesh Jignesh Patel as Architect;
- ii. Shri Jigarkumar G Shah as Structural Consultant
- iii. Shri Rakesh Modi of Poojan Associates as MEP Consultant
- iv. Shri Pathik Thakkar as Quantity Surveyor

1. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Shri Pathik Arvindbhai Thakkar appointed by the Promoter, and the fair assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us.
2. We estimate the Total Cost for completion of the project under reference as Rs. 45,00,00,000 (Total of S.No.1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the Ahmedabad Urban Development Authority (AUDA) under whose jurisdiction the previously mentioned project is being implemented.



3. Based on Site Inspection by the undersigned on 31/12/2022 date, the estimated actual cost incurred until date is calculated at Rs.5,43,60,052.55/- (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.
4. 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 the AUDA is estimated at Rs 39,56,39,947.45/- (Total of S. No. 4 in Tables A and B).
5. I certify that the Cost of Civil, MEP and allied work for the aforesaid on going Project as on date 31.12.2022 is as given in Tables A & Table B below:

**TABLE A**  
**Building / Wing Bearing Number A+B**

| Sr No. | Particulars                                                                                                                                 | Amounts        |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 1      | Total estimated cost of the building/wing as on date of Building permission from Competent authority (based on the original estimated cost) | 22,00,00,000/- |
| 2      | Cost incurred as on Dt. 31.12.2022 (based on the actual cost incurred as per records)                                                       | 47,50,000/-    |
| 3      | Value of work done in percentage (as percentage of the estimated cost)<br>(1*100/2)                                                         | 2.16%          |
| 4      | Balance cost to be incurred (based on estimate cost) (1-2)                                                                                  | 21,52,50,000/- |
| 5      | Cost Incurred on additional/ extra items not included in the estimated cost                                                                 | 0              |
| 6      | Work done in percentage (as percentage of estimated cost plus additional/extra items) (1*100/(2+5))                                         | 2.16%          |

**TABLE A**  
**Building / Wing Bearing Number C+D**

| Sr No. | Particulars                                                                                                                                 | Amounts           |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 1      | Total estimated cost of the building/wing as on date of Building permission from Competent authority (based on the original estimated cost) | 20,00,00,000/-    |
| 2      | Cost incurred as on Dt. 31.12.2022 (based on the actual cost incurred as per records)                                                       | 4,96,10,052.55 /- |
| 3      | Value of work done in percentage (as percentage of the estimated cost)<br>(1*100/2)                                                         | 24.81%            |
| 4      | Balance cost to be incurred (based on estimate cost) (1-2)                                                                                  | 15,03,89,947.45/- |
| 5      | Cost Incurred on additional/ extra items not included in the estimated cost                                                                 | 0                 |
| 6      | Work done in percentage (as percentage of estimated cost plus additional/extra items) (1*100/(2+5))                                         | 24.81%            |



**TABLE B**

**Internal & External Development work and common amenities**  
**(To be prepared for the entire registered phase of the Real Estate Project)**

| Sr No. | Particulars                                                                                                                                                                                                            | Amounts       |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| 1      | Total estimated cost of the internal and external developmental works including common amenities and facilities in the layout as on date of permission from competent authority (based on the original estimated cost) | 3,00,00,000/- |
| 2      | Cost incurred as on Dt. 31.12.2022 (based on the actual cost incurred as per records)                                                                                                                                  | 0/-           |
| 3      | Value of work done in percentage (as percentage of the estimated cost)<br>(1*100/2)                                                                                                                                    | 0%            |
| 4      | Balance cost to be incurred (based on estimate cost) (1-2)                                                                                                                                                             | 3,00,00,000/- |
| 5      | Cost Incurred on additional/ extra items not included in the estimated cost                                                                                                                                            | 0.00          |
| 6      | Work done in percentage (as percentage of estimated cost plus additional/extra items) (1*100/ (2+5))                                                                                                                   | 0%            |

Yours Faithfully

  
**PATHIK A. THAKKAR**  
202, Himalaya Emerald,  
Nr. IOC Petrol Pump, 132' Ft. Ring Road,  
Satellite, Ahmedabad-380015  
AMC ER. HIGH RISE-001ERH28062710593

Signature of Engineer

License No : 1114ERH0510271218

Validity of License : 05/10/2027