

NIRUPAMA A. PATADIYA

(D.C.E.)

E/12, PARTH APARTMENT, CENTRAL JAIL ROAD,
SUBHASHBRIDGE, AHMEDABAD-380027
AMC LIC. NO. ER 0701281223R2
AUDA LIC. NO. ENGG/840

FORM-2⁽⁵⁾

ENGINEER'S CERTIFICATE

Date: 29/03/2022

To
AIRAN CORPORATION
Bharatdeep, Club Road,
Jin Plot, Dhangadhra-363310

Subject: Certificate of Cost Incurred for Development of **(SUN SHELA ONE)** for Construction of New building(s) **04** Wing(s) of the 0 phase or for the plotted project, as the case may be, situated on the Plot bearing C.N. No./CTS No./Survey no./ Final Plot no **124** demarcated by its boundaries (latitude and longitude of the end points) **18 MT. T.P.Road** to the North **F.P.No. 124 (SUB PLOT 2)** to the South **24 MT. T.P. ROAD** to the East **F.P. NO. 115/2** to the West of Division village **Shela** taluka **Sanand** District **Ahmedabad** PIN **380058** admeasuring **5101.54** sq. mts. area being developed by (Promoter's Name) **Airan Corporation**.

Ref: GujRERA Registration Number **PR/GJ/AHMEDABAD/SANAND/AUDA/MAA06004/060919**
Sir,

I/We **NIRUPAMA A. PATADIYA** have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to being **SUN SHELA ONE** Building(s)/ **04**Wing(s) of the 0 Phase or for the plots of the plotted project as the case may be, situated on the plot bearing C.N.No./CTS No./Survey No./ Final Plot no **124** demarcated by its boundaries (latitude and longitude of the end points) **18 MT. T.P.Road** to the North **F.P.No. 124(SUB PLOT 2)** to the South **24 MT. T.P. ROAD** to the East **F.P. NO. 115/2** to the West of Division village **Shela** taluka **Sanand** District **Ahmedabad** PIN **380058** admeasuring **5101.54** sq. mts. area being developed by (Promoter's Name) **Airan Corporation**.

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

- | | | |
|-------|--------------------------|--------------------------|
| (i) | M/s H.M.ARCHITECT | as Architect |
| (ii) | Mr. UMANG J. PATEL | as Structural Consultant |
| (iii) | M/s/ PRABHAS ENGINEERS | as MEP Consultant |
| (iv) | Smt NIRUPAMA A. PATADIYA | 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 **NIRUPAMA A. PATADIYA** quantity Surveyor*


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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. 38,50,00,000/-** (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 AUDA being the planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. Based on Site Inspection by undersigned on **25/03/2022** date, the Estimated Cost Incurred till date is calculated at **Rs. 37,69,85,175/-** 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 AUDA (Planning Authority) is estimated at **Rs. 80,14,825, /-** (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 04 or called SUN SHELA ONE

(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	BLOCK A
1	Total Estimated Cost of the building/wing as on 26/07/2019 date of Registration is	6,59,00,000/-
2	Cost incurred as on 25/03/2022	6,59,23,952/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	23,50,000/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table –C)	NA

Sr. No.	Particulars	BLOCK B
1	Total Estimated Cost of the building/wing as on 26/07/2019 date of Registration is	6,59,00,000/-
2	Cost incurred as on 25/03/2022	6,59,23,952/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	23,50,000/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table –	NA

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C)

Sr. No.	Particulars	BLOCK C
1	Total Estimated Cost of the building/wing as on 26/07/2019 date of Registration is	6,59,00,000/-/-
2	Cost incurred as on 25/03/2022	6,59,23,952/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	23,50,000/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table – C)	NA

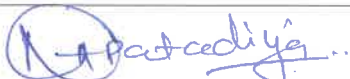
Sr. No.	Particulars	BLOCK D
1	Total Estimated Cost of the building/wing as on 26/07/2019 date of Registration is	6,59,00,000/-
2	Cost incurred as on 25/03/2022	6,59,23,952/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	23,50,000/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table – C)	NA

TABLE – B

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

INTERNAL & EXTERNAL DEVELOPMENT WORKS IN RESPECT OF THE ENTIRE REGISTERED PHASE		
Sr. No.	Particulars	Amounts (Rs. in Crore)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on 26/07/2019 date of Registration is	12,14,00,000/-
2	Cost incurred as on 25/03/2022	8,26,33,031
3	Work done in Percentage (as Percentage of the estimated cost)	58%
4	Balance Cost to be Incurred (Based on Estimated Cost)	3,87,66,969/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table – C)	NA

Yours Faithfully,


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Signature & Name (**NIRUPAMA A. PATADIYA**) with Stamp of Engineer

Local Authority license no. **AMC LIC. NO. ER 0701281223R2**

Local Authority License no. valid till (Date) **26/12/2023**

*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.