

PARAG M. SHAH
B.E Civil Engineer/M.E. Structure Engineer

(M) 9408287414
Reg. No:

REF. NO:

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: 02.08.2018

To,
ANUSHTHAN DEVELOPERS,
LG-1 & 2, Shefali Centre, Nr. Paldi Cross Road,
Paldi, Ahmedabad - 380007.

Subject: Certificate of Cost Incurred for Development of "Anushthan" for Construction of Residential tenement 1 to 174, 312 Apartment & 78 Shops of the (PR/GJ/AHMEDABAD/AHMEDABAD CITY/Others/MAA02433/200418) situated on the Plot bearing Survey no.61/1 + (19/1/1 + 19/1/2 + 19/2 + 20/1 + 37/2 + 38/1 + 38/2 + 38/3 + 45+46/4)/1 /Final Plot no. Sub Plot 1 of [61/1 + (19/1/1 + 19/1/2 + 19/2 + 20/1 + 37/2 + 38/1 + 38/2 + 38/3 + 45+46/4)] T.P. No. 66/A - Ranip.

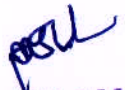
(Demarcated by its boundaries (latitude and longitude of the end points)

23° 5' 52.8216" N and 72° 33' 46.9476" E to the north, 23° 5' 50.424" N and 72° 33' 46.7748" E to the south, 23° 5' 52.0728" N and 72° 33' 45.3456" E to the west, and 23° 5' 51.1692" N and 72° 33' 48.8016" E to the east, Village- Chenpur & Kali, Taluka & District- Ahmedabad, PIN- 380081 admeasuring 41033 sq.mts. area being developed by Anushthan Developers.

Ref: GujRERA Registration Number: PR/ GJ/ AHMEDABAD/ AHMEDABAD CITY/ Others/ MAA02433/ 200418

I, Parag M. Shah, have undertaken assignment of certifying Estimated Cost for the Real Estate Project "Anushthan" proposed to be registered under GujRERA, being Residential tenement 1 to 174, 312 Apartment & 78 Shops Wing(s) of the (New Project Registration) situated on the Plot bearing Survey no. 61/1 + (19/1/1 + 19/1/2 + 19/2 + 20/1 + 37/2 + 38/1 + 38/2 + 38/3 + 45+46/4)/1 /Final Plot no. Sub Plot 1 of [61/1 + (19/1/1 + 19/1/2 + 19/2 + 20/1 + 37/2 + 38/1 + 38/2 + 38/3 + 45+46/4)] of Division West, Village- Chenpur & Kali, Taluka & District- Ahmedabad, PIN- 380081 admeasuring 41033 sq.mts. area being developed by Anushthan Developers.

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


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CIVIL ENGINEER
AMC LIC. NO. ER0938270523R,

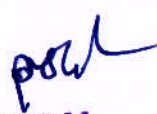
- (i) M/s Establish Designs as Architect
- (ii) Shri. Anand Shah as Structural Consultant
- (iii) Shri. _____ as MEP Consultant
- (iv) Shri. Dhirubhai Chaudhary as Quantity Surveyor

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 Dhirubhai Chaudhary quantity Surveyor 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. 1,28,00,00,000/- (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 31.07.2018, the Estimated Cost Incurred till date is calculated at Rs. 4,00,00,000/- (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 (Planning Authority) is estimated at Rs. 1,24,00,00,000/-.
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

Block A & B

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/ wing as on 26.02.2018 Date of Registration is 20.04.2018	35,98,79,767.26
2	Cost incurred as on 31.07.2018	14,31,767.43
3	Work done in Percentage (as Percentage of the estimated cost)	0.3976%
4	Balance Cost to be Incurred (Based on Estimated Cost)	35,84,47,999.83
5	Cost Incurred on Additional/ Extra Items as on 31.07.2018 not included in the Estimated Cost (Table -C)	--


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Block C & D

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/ wing as on 26.02.2018 Date of Registration is 20.04.2018	16,29,52,816.95
2	Cost incurred as on 31.07.2018	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	16,29,52,816.95
5	Cost Incurred on Additional/ Extra Items as on 31.07.2018 not included in the Estimated Cost (Table -C)	--

Block E & F

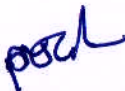
Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/ wing as on 26.02.2018 Date of Registration is 20.04.2018	16,30,11,745.05
2	Cost incurred as on 31.07.2018	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	16,30,11,745.05
5	Cost Incurred on Additional/ Extra Items as on 31.07.2018 not included in the Estimated Cost (Table -C)	--

Type A, Bunglow No. 1 to 8, 21 to 28

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/ wing as on 26.02.2018 Date of Registration is 20.04.2018	4,77,17,218.89
2	Cost incurred as on 31.07.2018	2,17,16,832.00
3	Work done in Percentage (as Percentage of the estimated cost)	46%
4	Balance Cost to be Incurred (Based on Estimated Cost)	2,60,00,386.89
5	Cost Incurred on Additional/ Extra Items as on 31.07.2018 not included in the Estimated Cost (Table -C)	--

Type B, Bunglow No. 9 to 20

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/ wing as on 26.02.2018 Date of Registration is 20.04.2018	3,56,96,296.48
2	Cost incurred as on 31.07.2018	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	3,56,96,296.48
5	Cost Incurred on Additional/ Extra Items as on 31.07.2018 not included in the Estimated Cost (Table -C)	--


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Type C Bungalow No. 29 to 46

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/ wing as on 26.02.2018 Date of Registration is 20.04.2018	3,89,32,010.04
2	Cost incurred as on 31.07.2018	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	3,89,32,010.04
5	Cost Incurred on Additional/ Extra Items as on 31.07.2018 not included in the Estimated Cost (Table –C)	--

Type D Bungalow No. 47 to 72

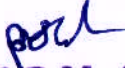
Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/ wing as on 26.02.2018 Date of Registration is 20.04.2018	7,81,56,884.06
2	Cost incurred as on 31.07.2018	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	7,81,56,884.06
5	Cost Incurred on Additional/ Extra Items as on 31.07.2018 not included in the Estimated Cost (Table –C)	--

Type E Bungalow No. 73 to 90

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/ wing as on 26.02.2018 Date of Registration is 20.04.2018	5,34,17,764.36
2	Cost incurred as on 31.07.2018	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	5,34,17,764.36
5	Cost Incurred on Additional/ Extra Items as on 31.07.2018 not included in the Estimated Cost (Table –C)	--

Type F Bungalow No. 91 to 108

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/ wing as on 26.02.2018 Date of Registration is 20.04.2018	5,34,17,764.36
2	Cost incurred as on 31.07.2018	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	5,34,17,764.36
5	Cost Incurred on Additional/ Extra Items as on 31.07.2018 not included in the Estimated Cost (Table –C)	--


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Type G Bungalow No. 109 to 134

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/ wing as on 26.02.2018 Date of Registration is 20.04.2018	7,81,56,884.06
2	Cost incurred as on 31.07.2018	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	7,81,56,884.06
5	Cost Incurred on Additional/ Extra Items as on 31.07.2018 not included in the Estimated Cost (Table –C)	--

Type H Bungalow No. 135 to 152

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/ wing as on 26.02.2018 Date of Registration is 20.04.2018	4,66,22,922.19
2	Cost incurred as on 31.07.2018	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	4,66,22,922.19
5	Cost Incurred on Additional/ Extra Items as on 31.07.2018 not included in the Estimated Cost (Table –C)	--

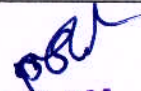
Type I Bungalow No. 153 to 174

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/ wing as on 26.02.2018 Date of Registration is 20.04.2018	5,69,13,659.35
2	Cost incurred as on 31.07.2018	12,54,630.40
3	Work done in Percentage (as Percentage of the estimated cost)	2%
4	Balance Cost to be Incurred (Based on Estimated Cost)	5,56,59,028.95
5	Cost Incurred on Additional/ Extra Items as on 31.07.2018 not included in the Estimated Cost (Table –C)	--

Table- B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Common areas and Facilities Amenities	Amount (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on 26.02.2018. Date of Registration is 20.04.2018	10,51,24,267.00
2	Cost incurred as on 31.07.2018	1,55,96,770.17
3	Work done in Percentage (as Percentage of the estimated cost)	14.84%


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4	Balance Cost to be Incurred (Based on Estimated Cost)	8,95,27,496.83
5	Cost Incurred on Additional/ Extra Items as on 31.07.2018 not included in the Estimated Cost (Table –C)	1,85,00,000.00

Table- C

List of Extra/ Additional items executed with Cost
(Which were not parts of the original Estimate of Total cost)

Sr. No.	Items	Cost
1	Road Development, Site Office, Plantation and Gardening	1,85,00,000.00

Yours Faithfully,


PARAG M. SHAH
 CIVIL ENGINEER
 AMC LIC. NO. ER0938270523R,
 PARAG M. SHAH
 AMC License No.: ER0938270518
 AMC License Valid till date: