



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: 01/05/2023

To,
SATYAMEV LUXOR,
C/O SATYAMEV LUXOR,
B-501, SATYAMEV COMPLEX,
OPP. NEW GUJARAT HIGH COURT,
S.G. HIGHWAY,
AHMEDABAD-60.

Subject: Certificate of Percentage of Completion of Construction Work of SATYAMEV LUXOR for Construction of No. of Building(s) 2(TWO) Wing(s) A+B of the Project SATYAMEV LUXOR situated on the Plot bearing Final Plot no 71, T.P No. 52(AMBALI), R.S No.343, demarcated by F.P.NO 70 LAND to the North, FP 72 LAND to the South, S.P RING ROAD to the East And ABADNAGAR TP ROAD to the West Division of village AMBALI taluka GHATLODIYA District AHMEDABAD admeasuring 5828 sq.mts. area being developed by SATYAMEV LUXOR.

Ref: GujRERA Registration Number: **APPLIED**

Sir,
I **KRUNAL K MISTRY** have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under **SATYAMEV LUXOR** for Construction of No. of Building(s) 2(TWO) Wing(s) A+B of the Project **SATYAMEV LUXOR** situated on the Plot bearing Final Plot no 71, T.P No. 52(AMBALI), R.S No.343, demarcated by F.P.NO 70 LAND to the North, FP 72 LAND to the South, S.P RING ROAD to the East And ABADNAGAR TP ROAD to the West Division of village AMBALI taluka GHATLODIYA District AHMEDABAD admeasuring 5828 sq.mts. area being developed by **SATYAMEV LUXOR**. AS PER THE PLAN.

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

- | | | |
|-------|-------------------------------|--------------------------|
| (i) | Shri SHAIENDRA CHAUHAN | as Architect |
| (II) | Shri NELSON MACWAN | as Structural Consultant |
| (II) | Shri SACHIN SHAH | as MEP Consultant |
| (III) | Shri SACHIN SHAH | 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 **SACHIN SHAH** quantity Surveyor* appointed by Developer/Engineer and the site inspection carried out by us.

KRUNAL K. MISTRY (B.E. CIVIL)
CONSULTING CIVIL ENGINEER
177, DEVPATH, B/H. LAL BUNGLOW,
C. G. ROAD, AHMEDABAD-380 006.
AMC LIC : 001ERH01032600598

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 130,00,00,000 /-** (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 AMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. **Based on Site Inspection by undersigned on 01/05/2023** date The Estimated Cost Incurred till date is calculated at **Rs. 0/-** (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 AMC (Planning Authority) is estimated at **Rs. 130,00,00,000 /-** (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;

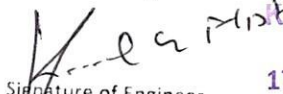
TABLE – A
Building/Wing bearing **A+B** or called **SATYAMEV LUXOR**
(To be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 01/05/2023 date of Registration is	₹ 120,00,00,000
2	Cost incurred as on 01/05/2023	₹0
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	₹ 120,00,00,000
5	Cost Incurred on Additional/Extra Items as on 01/05/2023 not included in the Estimated Cost (Table –C)	N/A

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 01/05/2023 of Registration is	₹ 10,00,00,000/-
2	Cost incurred as on 01/05/2023	₹ 0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	₹ 10,00,00,000/-
5	Cost Incurred on Additional/Extra Items as on 01/05/2023 not included in the Estimated Cost (Table –C)	N.A.

Yours Faithfully,


Signature of Engineer
KRUNAL K MISTRY
177, DEVPATH,
B/H LAL BUNGLOW C.G ROAD,
AHMEDABAD.

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Local Authority license no: 001ERH01032600598
Local Authority License no. valid till (Date): 01/03/2026

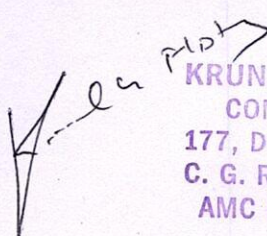
***Note**

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 Laboure, 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)

N/A

 **KRUNAL K. MISTRY (B.E. CIVIL)**
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