

FORM 2

ENGINEER'S CERTIFICATE

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

Date: 15-06-2022

To

Bhikhubhai Popatbhai Gajera
Nr. Shivesh 621, Nr. Lambha Lake, Lambha, Ahmedabad - 382405.

Subject: Certificate of Cost Incurred for Development of Aditya Bungalows for Construction of 90 Building(s) N.A. Wing(s) of the Single phase or for the plotted project, as the case may be, (GujRERA Registration Number PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA07036/220520) situated on the Plot bearing C.N. No/CTS No./Survey no./Final Plot no N.A..

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

Block/Survey No. 624 to the North Block/Survey No. 621 to the South Block/Survey No. 622 to the East Block/Survey No. 635 to the West of Division N.A. Village Lambha Taluka Vatva District Ahmedabad PIN 382405 admeasuring 7102 sq. mtr. area being developed by Bhikhubhai Popatbhai Gajera.

Ref: GujRERA Registration Number PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA07036/220520

Sir,

I Bhavik Sudani have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 90 Building(s)/ N.A. Wing(s) of the Single 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 N.A. of Division N.A. Village Lambha Taluka Vatva District Ahmedabad PIN 382405 admeasuring 7102 sq. mtr. area being developed by Bhikhubhai Popatbhai Gajera.

1. Following technical professionals are appointed by Owner/Promoter:-

- (i) M/s./Shri/Smt. Monarch Champaneri as Architect
- (ii) M/s./Shri/Smt. Mohan B. Agrawal as Structural Consultant
- (iii) M/s./Shri/Smt. N.A. as MEP Consultant
- (iv) M/s./Shri/Smt. Bhavik Sudani 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 Bhavik Sudani 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. 94243000/- (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 31-05-2022 date the Estimated Cost Incurred till date is calculated at Rs. 94243000/- (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. 0/- (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

Block - A (to be prepared separately for each Building/Wing of the Project)

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 22-05-2020 date of Registration is	31874000
2	Cost incurred as on 31-05-2022	31874000
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0
5	Cost Incurred on Additional/Extra Items as on 31-05-2022 not included in the Estimated Cost (Table –C)	3920000

Table – A

Block - B (to be prepared separately for each Building/Wing of the Project)

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 22-05-2020 date of Registration is	31874000
2	Cost incurred as on 31-05-2022	31874000
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0
5	Cost Incurred on Additional/Extra Items as on 31-05-2022 not included in the Estimated Cost (Table –C)	3920000

Table – A

Block - C (to be prepared separately for each Building/Wing of the Project)

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 22-05-2020 date of Registration is	10315000
2	Cost incurred as on 31-05-2022	10315000
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0
5	Cost Incurred on Additional/Extra Items as on 31-05-2022 not included in the Estimated Cost (Table –C)	1268000

Table – A

Block - D (to be prepared separately for each Building/Wing of the Project)

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 22-05-2020 date of Registration is	10315000
2	Cost incurred as on 31-05-2022	10315000
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0
5	Cost Incurred on Additional/Extra Items as on 31-05-2022 not included in the Estimated Cost (Table –C)	1268000

Table - B

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

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on 22-05-2020 date of Registration is	9865000
2	Cost incurred as on 31-05-2022	9865000
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0
5	Cost Incurred on Additional/Extra Items as on 31-05-2022 not included in the Estimated Cost (Table –C)	1213000

***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.

Table - C

List of Extra/Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)

Sr. No.	Particulars of work executed	Amount (in Rs.)
1	Additional cost incurred due to improved quality of construction work and also due to escalation in cost of raw-materials and labour for Block-A	3920000
2	Additional cost incurred due to improved quality of construction work and also due to escalation in cost of raw-materials and labour for Block-B	3920000
3	Additional cost incurred due to improved quality of construction work and also due to escalation in cost of raw-materials and labour for Block-C	1268000
4	Additional cost incurred due to improved quality of construction work and also due to escalation in cost of raw-materials and labour for Block-D	1268000
5	Additional cost incurred due to improved quality of construction work and also due to escalation in cost of raw-materials and labour for Internal & External Development Works	1213000
	Total	11589000

Yours Faithfully,

BHAVIK R. SUDANI
408/MARUTI TITANIUM
S.P. RING ROAD, NIKOL,
AHMEDABAD-382350
AMC LIC NO. ER-1250310123
Local Authority License No. ER1250310123
Valid till 31/01/2023