

Umesh Ninama
(B.E Civil) M.Plan (Master of Planning)
Consulting Civil Engineer & Planner

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FORM 2
(See Regulation 3)
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: 26/06/2023

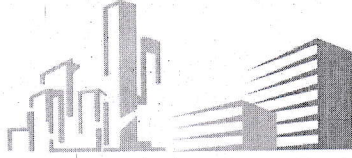
To
HRIDAYKUNJ,
For Project: "HRIDAYKUNJ"
Address: F.P. No. 11, Near
Sapphire Bungalows,
Behind Green Wood Resort,
Lilapur, Vaishnodevi,
Ahmedabad-380060

Subject: Certificate of Cost Incurred for Development of Hridaykunj for construction of Unit no.-1 to 32 Bungalows plus Club House (including common amenities), the Whole Phase of the Project (Gujarat RERA Registration Number: PR/GJ/AHMEDABAD/DASKROI/AUDA/RAA07018/190520 situated on the Plot bearing Survey no. 84 Final Plot no: 11 in TPS: 304 (Lilapur) demarcated by its boundaries (latitude and longitude of the end points)

Latitude:- 23° 08' 41.20" N Longitude:- 72° 30' 49.01" E To the North
Latitude:- 23° 08' 38.19" N Longitude:- 72° 30' 48.90" E To the South
Latitude:- 23° 08' 39.46" N Longitude:- 72° 30' 50.37" E To the East
Latitude:- 23° 08' 39.63" N Longitude:- 72° 30' 47.70" E To the West

of Division ---- village: Lilapur, Taluka: Dascroi, District: Ahmedabad PIN 380060 admeasuring 7588 sq.mts. area being developed by Hridaykunj.

UMESH M. NINAM
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Ahmedabad - 380063
AUDA License No: ENCC/10



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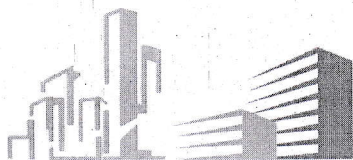
Sir,

I/We Umesh M. Ninama have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, Unit no.-1 to 32 Bungalows plus Club House (including common amenities), the Whole Phase of the Project, situated on the plot bearing Survey no. 84 Final Plot no: 11 in TPS: 304 (Lilapur) of Division ---- village: Lilapur, Taluka: Dascroi, District: Ahmedabad PIN 380060 admeasuring 7588 sq.mts. area being developed by M/S HRIDAYKUNJ as per the approved plan.

- Following technical professionals are appointed by Owner/Promoter:- (as applicable)
 - M/s./Shri/Smt. Dipan Appa as Architect
 - M/s./Shri/Smt. Harsh R Sanghvi as Structural Consultant
- 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 Umesh M. Ninama Engineer appointed by Developer/Engineer and the site inspection carried out by us.
- We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 21,89,00,000** (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 Planning Authority under whose jurisdiction the aforesaid project is being implemented.
- Based on Site Inspection by undersigned on 31/05/2023, the Estimated Cost Incurred till date is calculated at **Rs. 16,10,00,000** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
- 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 (Planning Authority) is estimated at **Rs. 5,79,00,000** (Total of Table A and B).
- 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;

PAN NO.ANRPN4240M


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Table – A

Building/Wing bearing Number: HRIDAYKUNJ (Unit No.: 1 to 32 plus Club House (including common amenities) (to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 15/03/2020 date of Registration is	20,18,00,000
2	Cost incurred as on 31/05/2023	15,00,00,000
3	Work done in Percentage (as Percentage of the estimated cost)	74.33 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	5,18,00,000
5	Cost Incurred on Additional/Extra Items as on 31/05/2023 not included in the Estimated Cost (Table –C)	-

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 15/03/2020 date of Registration is	1,71,00,000
2	Cost incurred as on 31/05/2023	1,10,00,000
3	Work done in Percentage (as Percentage of the estimated cost)	64.32 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	61,00,000
5	Cost Incurred on Additional/Extra Items as on 31/05/2023 not included in the Estimated Cost (Table –C)	-

Yours Faithfully,

UMESH M. Ninama
AUDA Engg. Lic. No.: ENGG/1021
AUDA Engg. Lic. No. Valid till (Date): 23 December 2023

***Note**

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- 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.	Items	Cost
1	<Item 1>	
2	<Insert items here>	

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