

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: 20/09/2023

To

The Balaji Developers, 13/Suvas Tenement, Nr.Suvidha Society, Nikol, Ahmedabad-382350.

Subject: Certificate of Cost Incurred for Development of Sahitya Hills and Icon for Construction of No. of 4 Building(s) 0 Wing(s) of the Entire Phase (GujRERA Registration Number-PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA06255/251019) situated on the Plot bearing C.N. No./CTS No./Survey no.568/2/Final Plot no.446/Sub Plot No.1.

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

S.P.No.2 & F.P.No.447 to the North F.P.No.444 & 445 to the South 24 mtr Wide Road to the East F.P.No.441 to the West of Division T.P.S.No.39(Naroda-1) village Naroda taluka Asarwa District Ahmedabad PIN 382330 admeasuring 10451.50 sq.mts. area being developed by Balaji Developers.

Ref: GujRERA Registration Number - PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA06255/251019

Sir,

I Kiran Patel have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being No. of 4 Building(s) 0 Wing(s) of the Entire Phase situated on the plot bearing C.N. No./CTS No./Survey no.568/2/Final Plot no.446/Sub Plot No.1 of Division T.P.S.No.39(Naroda-1) village Naroda taluka Asarwa District Ahmedabad PIN 382330 admeasuring 10451.50 sq.mts. area being developed by Balaji Developers.

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

- (i) M/s./Shri/Smt. Kiran N. Patel as Architect/Engineer
- (ii) M/s./Shri/Smt. Viren D. Parekh as Structural Consultant
- (iii) M/s./Shri/Smt. Not Applicable as MEP Consultant
- (iv) M/s./Shri/Smt. Kiran N. Patel 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 Kiran N. Patel 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.57,50,00,000 (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 AMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. Based on Site Inspection by undersigned on date 31/08/2023 The Estimated Cost Incurred till date is calculated at Rs.57,31,00,000/- (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 AMC (Planning Authority) is estimated at Rs.19,00,000 (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;


KIRAN N. PATEL
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AMC LIC NO. 001CW10042700520
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Table – A

Building/Wing bearing Number - A or called _____
(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 31/08/2019 date of Registration is	152500000.00
2	Cost incurred as on 31/08/2023	152000000.00
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	500000.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	0.00

Table – A

Building/Wing bearing Number - B+C or called _____
(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 31/08/2019 date of Registration is	103000000.00
2	Cost incurred as on 31/08/2023	102500000.00
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	500000.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	0.00

Table – A

Building/Wing bearing Number - D+E or called _____
(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 31/08/2019 date of Registration is	106000000.00
2	Cost incurred as on 31/08/2023	105500000.00
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	500000.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	0.00

Table – A

Building/Wing bearing Number - F or called _____
(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 31/08/2019 date of Registration is	188500000.00
2	Cost incurred as on 31/08/2023	188500000.00
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	0.00


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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 31/08/2019 date of Registration is	25000000.00
2	Cost incurred as on 31/08/2023	24600000.00
3	Work done in Percentage (as Percentage of the estimated cost)	98%
4	Balance Cost to be Incurred (Based on Estimated Cost)	400000.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	0.00

Yours Faithfully,

Name Kiran Patel
Local Authority Licence No : 001ERH27052500748
Licence Valid till Date : 27/05/2025

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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