

FORM - 2
ENGINEER'S CERTIFICATE

Date: 15/04/2023

To,
Aaryan Infrabuild Private Limited
G-1, Ground Floor, Ambica House,
Opp Patel Avenue, S G Road,
Ahmedabad, Gujarat-380054.

Subject: Certificate of Cost Incurred for Development of **Aaryan Aaviskaar** for Construction of 03 building(s) A+B+C+D+E, F+G, H (Society Common Use) Wing(s) of the only phase or for the plotted project, as the case may be, (GujRERA Registration Number- PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA07613/291020) situated on the Plot bearing C.N. No./CTS No./R.Survey no.469/1+470/Final Plot no.954.

Demarcated by its boundaries (latitude and longitude of the end points)
72 28 00.82-23 00 21.27, 72 28 01.39-23 00 26.78, 72 28 02.09-23 00 23.16, 72 28 02.44-23 00 20.80,
72 28 03.60-23 00 26.28 Division South West, Village Sarkhej, Taluka Vejalpur, District Ahmedabad, PIN 382210, admeasuring 9712 sq.mts. area being developed by **Aaryan Infrabuild Private Limited**.

Ref: GujRERA Registration Number- **PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA07613/291020**

Sir,
I **Praful Shrimali** have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 03 Building(s)/A+B+C+D+E, F+G, H (Society Common Use) Wing(s) of the only Phase or for the plots of the plotted project as the case may be, situated on the plot bearing C.N. No./CTS No./R.Survey no.469/1+470/Final Plot no.954 Division South West, village Sarkhej, taluka Vejalpur, District Ahmedabad PIN 382210 admeasuring 9712 sq.mts. area being developed by **Aaryan Infrabuild Private Limited**.

1. Following technical professionals are appointed by Owner/Promoter:- (as applicable)
 - (i) Smt. **Dipika A. Chavda** as Architect
 - (ii) M/s. **Amee Associates** as Structural Consultant.
 - (iii) Shri **Hirenbbhai Patel** as MEP Consultant
 - (iv) Shri **Rakesh 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 **Rakesh 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.72,00,00,000/-** (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

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31, Tejanand Society, B/h. Market Yard,
O.N.G.C. Road, Kalol-382721.
Reg. No.: GUDA/ENG/470/09/2019

Ahmedabad Municipal Corporation (AMC) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. Based on Site Inspection by undersigned on **15/04/2023** date, the Estimated Cost Incurred till date is calculated at **Rs.63,23,39,000/-** (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.8,76,61,000/-** (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 Number **A+B+C+D+E**

(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 15/04/2023	49,50,00,000/-
2	Cost incurred as on 15/04/2023	45,89,69,500/-
3	Work done in Percentage (as Percentage of the estimated cost)	92.72%
4	Balance Cost to be Incurred (Based on Estimated Cost)	3,60,30,500/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	0

Building/Wing bearing Number **F+G**

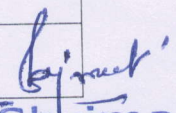
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 15/04/2023	18,50,00,000/-
2	Cost incurred as on 15/04/2023	16,63,69,500/-
3	Work done in Percentage (as Percentage of the estimated cost)	89.93%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,86,30,500/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	0

TABLE – B

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

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 15/04/2023 date of Registration is	4,00,00,000/-
2	Cost incurred as 15/04/2023	70,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	17.5%
4	Balance Cost to be Incurred (Based on Estimated Cost)	3,30,00,000/-


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5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table – C)	0
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Yours Faithfully,

PRAFUL A. SHRIMALI

Local Authority license no. GUDA/ENG/470/09/2019

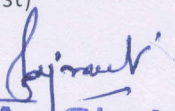
Local Authority License no. valid till (Date) 17/09/2024

***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)


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