

HILESH KHERNAR

(CIVIL ENGINEER)

A/407, RADHEKISAN BUSINESS PARK, ISANPUR - NAROL HIGHWAY, AHMEDABAD.

FORM - 2⁽⁵⁾

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: 10.02.2023

To
AVALON DHS CONSTRUCTION,
NR AVALON PARK ,VATVA GAMDI ROAD, AHMEDABAD-382440

Subject: Certificate of Cost Incurred for Development of "AVALON DHS FLOORA" for Construction of 5 building(s) of the 5 (A+B+C+D+F) wings of the construction Single phase for the Residential + Commercial project, as the case maybe, (PR/GJ/AHMEDABAD/AHMEDABAD CITY/ AUDA/ MAA08067/170221) situated on the Plot bearing C.N. No./CTS No./Survey no.1426/1p& 1426/3 final Plot number 339/1/1 &339/3, of Division SOUTH ZONE, Village VATVA, Taluka VATVA District AHMEDABAD Pin 382440 admeasuring 4773 sq meters area being developed by AVALON DHS CONSTRUCTION.

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

F P 345/2/1 to the North T P ROAD to the South F P 337 to the East T P Road to the West of Division SOUTH ZONE village VATVA, taluka VATVA, District Ahmedabad PIN 382440 admeasuring 4773 sq. mts. area being developed by AVALON DHS CONSTRUCTION.

Ref: PR/GJ/AHMEDABAD/AHMEDABAD CITY/ AUDA/ MAA08067/170221

Sir,

I Hilesh P Khernar have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 05 Building(s) 05 (A+B+C+D+F) Wings of the Single Phase or for the plots of the plotted project as the case maybe, situated on the plot bearing C.N.No/CTS No./Survey no.1426/1&1426/3 Final Plot no.339/1/1&339/3 Division SOUTH ZONE village VATVA, taluka VATVA, District Ahmedabad PIN 382440 admeasuring 4773 sq. mts. area being developed by AVALON DHS CONSTRUCTION.

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

- (i) M/s/Shri/ Smt PRATIK DATTANI as Architect
- (ii) M/s/Shri/ Smt R.G. UPADHYAY as Structural Consultant
- (iii) M/s/Shri/ Smt. _____ as MEP Consultant
- (iv) M/s/Shri/ Smt HITESH I. BHARWAD 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 HITESH I. BHARWAD 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 references **Rs.19,13,67,000/-** (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 Ahmedabad Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. Based on Site Inspection by under signed on date **-10.02.2023** the Estimated Cost Incurred till date is calculated at **Rs.19,13,67,000 /-** The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost. Additional cost of **Rs. 4,30,05,668/-** has been incurred over and above due to use of enhanced quality and escalation. So, total actual cost till date is **Rs.23,43,72,668/-**
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

Building/Wing bearing Number **A**

(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 26/12/2020 date of Registration is	4,43,60,118
2	Cost incurred as on-10.02.2023	4,43,60,118
3	Work done in Percentage (as Percentage of the estimated cost)	100 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	-
5	Cost Incurred on Additional/Extra Items as on 10.02.2023 not included in the Estimated Cost (Table –C)	99,68,994

TABLE – A**Building/Wing bearing Number B****(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 26/12/2020 date of Registration is	2,51,33,427
2	Cost incurred as on 10.02.2023	2,51,33,427
3	Work done in Percentage (as Percentage of the estimated cost)	100 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	-
5	Cost Incurred on Additional/Extra Items as on 10.02.2023 not included in the Estimated Cost (Table –C)	56,48,204

TABLE – A**Building/Wing bearing Number C****(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 26/12/2020 date of Registration is	1,89,37,215
2	Cost incurred as on 10.02.2023	1,89,37,215
3	Work done in Percentage (as Percentage of the estimated cost)	100 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	-
5	Cost Incurred on Additional/Extra Items as on 10.02.2023 not included in the Estimated Cost (Table –C)	42,55,737

TABLE – A**Building/Wing bearing Number D****(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 26/12/2020 date of Registration is	4,41,23,508
2	Cost incurred as on 10.02.2023	4,41,23,508
3	Work done in Percentage (as Percentage of the estimated cost)	100 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	-
5	Cost Incurred on Additional/Extra Items as on 10.02.2023 not included in the Estimated Cost (Table –C)	99,15,821

TABLE – A**Building/Wing bearing Number F****(to be prepared separately for each Building/Wing of the Real Estate Project)**

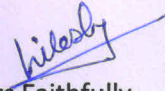
Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 26/12/2020 date of Registration is	3,96,76,032
2	Cost incurred as on 10.02.2023	3,96,76,032
3	Work done in Percentage (as Percentage of the estimated cost)	100 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	-
5	Cost Incurred on Additional/Extra Items as on 10.02.2023 not included in the Estimated Cost (Table –C)	89,16,345

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 26/12/2020 date of Registration is	1,91,36,700
2	Cost incurred as on 10.02.2023	1,91,36,700
3	Work done in Percentage (as Percentage of the estimated cost)	100 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	-
5	Cost Incurred on Additional/Extra Items as on 10.02.2023 not included in the Estimated Cost (Table – C)	43,00,567

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 works executed	Amounts (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	99,68,994
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	56,48,204
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	42,55,737
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	99,15,821
5	Additional cost incurred due to improved quality of construction work and also due to escalation in cost of raw-materials and labour for Block-F	89,16,345
6	Additional cost incurred due to improved quality of construction work and also due to escalation in cost of raw-materials and labour for Common area.	43,00,567


Yours Faithfully,

HILESH P. KHERNAR
C-2/102, PUSHKAR RESIDENCY,
B/H. ANNAPURNA RESTAURANT,
JASODANAGAR, AHMEDABAD.
AMC LIC NO. ER0713270424R2

Local Authority licenseno.ER0713270424R2

Local Authority License no. valid till (Date) 27/04/2024

***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 labor, 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.