

FORM - 2

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: 31/03/2019

To,
KUSHAL INFRASTRUCTURE PVT.LTD.
C/o KUSHAL AWAAS,
Plot no-73, behind Patel rice mill,
new vatva. Ahmadabad.

Subject: Certificate of Cost Incurred for Development of KUSHAL AWAAS Building ENTIRE Phase of the Project BLOCK A,B,C,D AND E (PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA01133/281217) situated on the Plot bearing F.P.No.73 ,R.S NO 1448 , T.P.S. No.84 (VATWA). F.P 30/3 LAND to the North, T.P 128 border to the South, F.P 66/1 to the East And 12 Mt. Road to the West of Division, Village-VATWA, Taluka- VATWA, District-Ahmedabad is owned by KUSHAL INFRASTRUCTURE PVT.LTD. Having its " KUSHAL AWAAS " ADMESSURING 5463 SQ.MT. BEING DEVELOPED by KUSHAL INFRASTRUCTURE PVT.LTD.

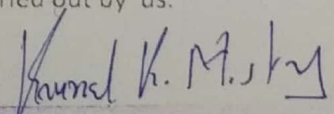
Ref: GujRERA Registration Number : PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA01133/281217
Sir,

I KRUNAL K MISTRY have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA KUSHAL AWAAS Plot bearing F.P.No.73 ,R.S NO 1448 , T.P.S. No.84 (VATWA).at Village-VATWA, Taluka- VATWA, District-Ahmedabad is owned by KUSHAL INFRASTRUCTURE PVT.LTD. having its " KUSHAL AWAAS " ADMESSURING 5463 SQ.MT. BEING DEVELOPED by KUSHAL INFRASTRUCTURE PVT.LTD. AS PER THE PLAN.

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

- | | | |
|-------|-------------------------|--------------------------|
| (I) | Shri SHAILANDRA CHAUHAN | as Architect |
| (II) | Shri KRUNAL K MISTRY | as Structural Consultant |
| (III) | Shri AMIT DAVE | as MEP Consultant |
| (IV) | Shri KRUNAL MISTRY | 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 Shri KRUNAL MISTRY quantity Surveyor* appointed by Developer/Engineer and the site inspection carried out by us.


KRUNAL K. MISTRY (B. E. CIVIL)
CONSULTING CIVIL ENGINEER
117, DEVPATH, B/H. LAL BUNGLOW,
C. G. ROAD, AHMEDABAD-380 006.
AMCLIC: ER-0598010321R2

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs.21,25,00,000/- (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 31/03/2019 The Estimated Cost Incurred till date is calculated at Rs.21,25,00,000/- (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.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 BLOCK - A or called KUSHAL AWAAS
(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 31/03/2019 date of Registration is	4,56,55,760/-
2	Cost incurred as on 31/03/2019	4,56,55,760/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0/-
5	Cost Incurred on Additional/Extra Items as on 31/03/2019 not included in the Estimated Cost (Table –C)	N/A

TABLE – A

Building/Wing bearing BLOCK - B or called KUSHAL AWAAS
(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 31/03/2019 date of Registration is	4,56,55,760/-
2	Cost incurred as on 31/03/2019	4,56,55,760/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0/-
5	Cost Incurred on Additional/Extra Items as on 31/03/2019 not included in the Estimated Cost (Table –C)	N/A

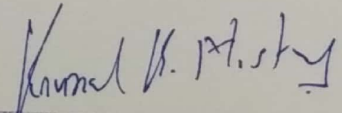

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TABLE – A
Building/Wing bearing BLOCK - C or called KUSHAL AWAAS
(To be prepared separately for each Building/Wing of the Real Estate Project)

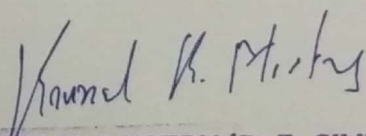
Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 31/03/2019 date of Registration is	3,63,88,754/-
2	Cost incurred as on 31/03/2019	3,63,88,754/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0/-
5	Cost Incurred on Additional/Extra Items as on 31/03/2019 not included in the Estimated Cost (Table –C)	N/A

TABLE – A
Building/Wing bearing BLOCK - D or called KUSHAL AWAAS
(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 31/03/2019 date of Registration is	3,92,75,863/-
2	Cost incurred as on 31/03/2019	3,92,75,863/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0/-
5	Cost Incurred on Additional/Extra Items as on 31/03/2019 not included in the Estimated Cost (Table –C)	N/A

TABLE – A
Building/Wing bearing BLOCK - E or called KUSHAL AWAAS
(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 31/03/2019 date of Registration is	3,92,75,863/-
2	Cost incurred as on 31/03/2019	3,92,75,863/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0/-
5	Cost Incurred on Additional/Extra Items as on 31/03/2019 not included in the Estimated Cost (Table –C)	N/A

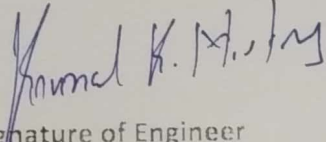


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TABLE – B
(To be prepared for the entire registered phase of the Real Estate Project)

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 31/03/2019 Registration is	62,43,000/-
2	Cost incurred as on 31/03/2019	62,43,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0/-
5	Cost Incurred on Additional/Extra Items as on 31/03/2019 not included in the Estimated Cost (Table –C)	N.A.

Yours Faithfully,



Signature of Engineer
MR. KRUNAL K. MISTRY
117,DEVPATH
B/H LAL BUNGLOW C.G ROAD,
AHMEDABAD.

KRUNAL K. MISTRY (B. E. CIVIL)
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Local Authority license no : ER-0598010321R2
Local Authority License no. valid till (Date) : 01/03/2021

***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 parts of the original Estimate of Total Cost)

N/A