

FORM - 2

(See Regulation 3)

ENGINEER'S CERTIFICATE (On Letter Head)

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account - Project wise)

Date: 30/06/2022

To,

Constera Realty Pvt. Ltd.,
6, Aryan Corporate Park, Nr. Shilaj Crossing, Thalaj, Ahmedabad - 380051

Subject: Certificate of Cost Incurred for Development of Inceptum for Construction of 2 no of building(s) 2 no of Wing(s) of the first phase or for the plotted project, as the case may be, (GujRERA Registration Number applied) situated on the Plot bearing Survey no. 710/2, TP No. 51, Final Plot No. 118/2

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

(latitude 23.024447 and longitude 72.497634) to the North 18 meters wide TP Road, to the South Land Survey No. 117/1/P, to the East 9 meters wide TP Road, to the West Land Final Plot No. 117; Village - Makarba, Taluka - Ahmedabad city West, District - Ahmedabad PIN 380058 admeasuring 4426sq.mts. area being developed by Constera Realty Pvt. Ltd.

Ref: GujRERARegistration Number PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/CAA06196/A1C/220520
Sir,

I LAXAMANJI SARADARJI MAKWANA have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 2 no of Building(s)/2 no of Wing(s) of the first Phase or for the plots of the plotted project as the case may be, situated on the plot bearing Survey no. 710/2, TP No. 51, Final Plot No. 118/2 of Village - Makarba, Taluka - Ahmedabad city West, District - Ahmedabad PIN 380058 admeasuring 4426sq.mts. area being developed by Constera Realty Pvt. Ltd.

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

- (i) M/s/Shri/Smt Hemal Tambolias Architect
- (ii) M/s/Shri/Smt Bhavesh Vyas as Structural Consultant
- (iii) M/s/Shri/Smt Shashin Shah as MEP Consultant
- (iv) M/s/Shri/Smt Nita 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 Nita 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.26,00,00,000** (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 AMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. Based on Site Inspection by undersigned on 30/06/2022 date, the Estimated Cost Incurred till date is calculated at **Rs. 33,32,21,753** 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.-7,32,21,753 (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
BLOCK - 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 date of Registration is 19/01/2020	5,56,45,000
2	Cost incurred as on 30/06/2022	7,29,83,979
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	-1,73,38,979
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table -C)	NA

TABLE - A
BLOCK - 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 date of Registration is 19/01/2020	17,93,55,000
2	Cost incurred as on 30/06/2022	23,52,37,773
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	-5,58,82,773
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table -C)	NA

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 lay-out as on date of Registration 15/9/01/2020	2,50,00,000
2	Cost incurred as on 30/06/2022	2,50,00,000
3	Work done in Percentage (as Percentage of the estimated cost)	100.00 %
4	Balance Cost to be incurred (Based on Estimated Cost)	
5	Cost Incurred on Additional Extra Items as on not included in the Estimated Cost (Table -C)	N/A

Yours Faithfully,

Signature & Name (LAXAMANJI SARADARI MAKWANA) with Stamp of Engineer

Local Authority license no.ER-0900111222R1

Local Authority License no. valid till (Date) 11-12-2022

LAXAMANJI SARADARI MAKWANA
AMC LIC NO. ER 0900111222 R1
MR. AKSHARPARK SOCIETY, G.S.T ROAD,
CHENPUR, AHMEDABAD-382470

***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.

Table -C

List of Extra/Additional Items executed with Cost

(Which were not part of the original Estimate of Total Cost)