



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: 14/06/2023

To,
AROMA REALTIES LIMITED
C/OAAKRUTI STATUS
U G F 1,2,3,
MILD STONE BUILDING,
NEAR DRIVE IN CINEMA, THALTEJ,
AHMEDABAD-52.

Subject: Certificate of Percentage of Completion of Construction Work of **AAKRUTI STATUS** for Construction of No. of Building(s) 3 (THREE) Wing(s) A, E AND F+G of the 3 of the Project **AAKRUTI STATUS** situated on the Plot bearing Final Plot no 40/1, T.P No. 79, R.S No. 353+1528, demarcated by 18.00 MT T.P ROAD to the North, F.P 33 LAND to the South, 06 MT T.P ROAD to the East And F.P. 11/2 LAND to the West Division of village VATVA taluka VATVA District AHMEDABAD admeasuring 4241.69 sq.mts. area being developed by **AROMA REALTIES LIMITED**.

Ref: GujRERA Registration Number : PR/GJ/AHMEDABAD/AHMEDABAD
CITY/AUDA/RAA06098/240919

Sir,
I **KRUNAL K MISTRY** have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under **AAKRUTI STATUS** for Construction of No. of Building(s) 3 (THREE) Wing(s) A, E AND F+G of the 3 of the Project **AAKRUTI STATUS** situated on the Plot bearing Final Plot no 40/1, T.P No. 79, R.S No. 353+1528, demarcated by 18.00 MT T.P ROAD to the North, F.P 33 LAND to the South, 06 MT T.P ROAD to the East And F.P. 11/2 LAND to the West Division of village VATVA taluka VATVA District AHMEDABAD admeasuring 4241.69 sq.mts. area being developed by **AROMA REALTIES LIMITED**.

1. Following technical professionals are appointed by Owner/Promoter:- (as applicable)
 - (i) Shri **SHAILENDRA CHAUHAN** as Architect
 - (i) Shri **JAYESH D DESAI** as Structural Consultant
 - (ii) Shri **KRUNAL K MISTRY** as MEP Consultant
 - (iii) Shri **KRUNAL K 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 **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
177, DEVPATH, B/H. LAL BUNGLOW
C. G. ROAD, AHMEDABAD-380 006
AMC LIC : 001ERH01032000598

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.17,25,00,000/-** (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 14/06/2023** date The Estimated Cost Incurred till date is calculated at **Rs. 17,25,00,000/-** (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 **AAKRUTI STATUS**
(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 14/06/2023 date of Registration is	₹ 3,67,36,208
2	Cost incurred as on 14/06/2023	₹ 3,67,36,208
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 14/06/2023 not included in the Estimated Cost (Table -C)	N/A

TABLE - A
Building/Wing bearing BLOCK - E or called **AAKRUTI STATUS**
(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 14/06/2023 date of Registration is	₹ 4,82,51,290
2	Cost incurred as on 14/06/2023	₹ 4,82,51,290
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 14/06/2023 not included in the Estimated Cost (Table -C)	N/A

KRUNAL K. MISTRY (B.E. CIVIL)
CONSULTING CIVIL ENGINEER
177, DEVPATH, B/H. LAL BUNGLOW
C. G. ROAD, AHMEDABAD-380 006
AMC LIC : 001ERH01032000593

TABLE - A
Building/Wing bearing BLOCK - F+Gor called AAKRUTI STATUS
(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 14/06/2023 date of Registration is	₹ 8,25,12,502
2	Cost Incurred as on 14/06/2023	₹ 8,25,12,502
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 14/06/2023 not included in the Estimated Cost (Table -C)	N/A

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 14/06/2023 of Registration is	50,00,000/-
2	Cost incurred as on 14/06/2023	50,00,000/-
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 14/06/2023 not included in the Estimated Cost (Table -C)	N.A.

Yours Faithfully,

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

KRUNAL K. MISTRY (B.E. CIVIL)
CONSULTING CIVIL ENGINEER
177, DEVPATH, B/H. LAL BUNGLOW,
C. G. ROAD, AHMEDABAD-380 006.
AMC LIC : 001ERH01032600598

Local Authority license no : 001ERH01032600598

Local Authority License no. valid till (Date) : 01/03/2026

Note

- 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.
- (*) 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 (*).
- The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
- 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.
- 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)

N/A

