



FORM - 2

(See regulation 3)

ENGINEER'S CERTIFICATE

Date: 01.09.2023

To

**ANJNEY PROCON LLP,
11th FLOOR, 1101, ELANZA VERTEX, NEAR
ZAINOBIYA, SINDHUBHAVAN ROAD, BODAKDEV,
AHMEDABAD, 380059.**

Subject: Certificate of cost incurred for development of "AATMAN" 2 No. of Building(s) 0 Wing(s) of the 0 Phase of the Project, Residential Project (Gujarat RERA Registration Number:- New Application) situated on the Plot bearing TPS.no.51 allotted in lieu of Survey No. 123/1 and 123/2/1 of (Final Plot no. 135 and 136), Demarcated by its boundaries (latitude and longitude of the end points) as follows:

North West: 23.030720 N, 72.489729 E

North East: 23.030817 N, 72.490801 E

South East: 23.030455 N, 72.490805 E

South West: 23.030380 N, 72.489785 E

Moje: Bodakdev, Taluka: Ghatlodia, District: AHMEDABAD PIN 380054, admeasuring 5218.37 sq. mts. area being developed by **ANJNEY PROCON LLP**.

Ref: GUJRERA Registration Number: **New Registration**

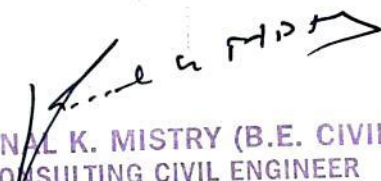
Sir,

I Krunal Kiritkumar Mistry have undertaken assignment of certifying Estimated Cost for the Real Estate Project registered under Guj. RERA, for Construction Work of "Aatman" 2 No. of Building(s) 0 Wing(s) of the 0 Phase of the Project, Residential Project (Gujarat RERA Registration Number:- New Application) situated on the Plot bearing TPS.no.51 allotted in lieu of Survey No. 123/1 and 123/2/1 of (Final Plot no. 135 and 136), Moje: Bodakdev, Taluka: Ghatlodia, District: AHMEDABAD PIN 380054, admeasuring 5218.37 sq. mts. area being developed by **ANJNEY PROCON LLP** as per the approved plan.

1. Following technical professionals are appointed by **ANJNEY FINEBUILD**:- (as applicable)

- (i) Shri. Apurva R Amin (Apurva Amin Architects) as Architect
- (ii) Shri. Naresh K Shah as Structural Consultant
- (iii) Shri. Hiren Patel (Aashir Eng. Pvt Ltd) as MEP Consultant
- (iv) 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 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 K 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 : 001ERH01032600598

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference as **Rs. 87,50,00,000/-** (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 project from the **AMC** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till 01.09.2023 is calculated at **Rs. 44,50,000/-** (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. 87,05,50,000/-** (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
Block - A

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of Block A as on 01.09.2023	44,50,00,000/-
2	Cost incurred as on 01.09.2023	44,50,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	1%
4	Balance Cost to be Incurred (Based on Estimated Cost)	44,05,50,000/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	N/A

TABLE – A
Block - B

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of Block B as on 01.09.2023	40,50,00,000/-
2	Cost incurred as on 01.09.2023	0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	40,50,00,000/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	N/A

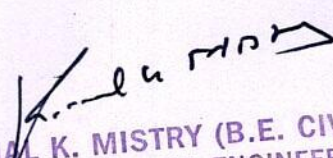

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TABLE – B

(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 <u>01.09.2023</u>	2,50,00,000/-
2	Cost incurred as on <u>01.09.2023</u>	0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	2,50,00,000/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	N/A

Yours Faithfully,

Signature of the Engineer

(Krunal KiritKumar Mistry)

(LIC.NO.001ERH01032600598)

(LIC Validity Date: 10-03-2026)

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***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