

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: 18th May, 2023

To,
STHAYI DEVELOPERS LLP
4TH FL,408A, SHIVALIK CORPORATE PARK,
OPP.ASHWAMEGH BUNGLOWS,V1,
BH PETROL PUMP,132FT RING RD ,
SATELLITE Ahmedabad Gujarat 380015

Subject: Certificate of Cost Incurred for Development of project **AADHVAN SHINE** for construction of **Two** No. Of Building/A and **B+C+D** Block of the Entire Phase of the Project **AADHVAN SHINE** (Gujarat RERA registration number: Applied for) situated on the Plot bearing, Block No:782 (O.P No:217) F.P No.- 217, TPS No. 3 (Ghuma).

demarcated by its boundaries (latitude and longitude of the end points) **Land of Final Plot No-342** to the North, **12 Meter T.P Road** to the West, **Land of Final Plot No 340** to the South, **Land of Final Plot No(120+201+216)/1** to the east at Village: Ghuma, Taluka: Ghatlodiya, District: Ahmedabad PIN **380058** admeasuring to **5281.00 sq. mts.** area being developed by **M/s. STHAYI DEVELOPERS LLP.**

Ref: (Gujarat RERA registration number Applied For)

Sir,

I/We **Sayujya S Pandya** have undertaken assignment of certifying Estimated Cost for the Real Estate Project **AADHVAN SHINE** proposed to be registered under Guj RERA, being of **Two** No. Of Building /A and **B+C+D** Block of the Entire Phase of the Project **AADHVAN SHINE** (Gujarat RERA registration number: Applied for) situated on the Plot bearing,Block No:782 (O.P No:217) F.P No.- 217, TPS No. 3 (Ghuma),Village: Ghuma, Taluka: Ghatlodiya, District: Ahmedabad PIN **380058** admeasuring to **5281.00 sq. mts.** area being developed by **M/s. STHAYI DEVELOPERS LLP** as per the approved plan.

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

- (i) M/s/Shri/smt **Hitesh Kunverji Chhadva** Architect/Engineer.
- (ii) M/s/Shri/Smt **Amit M. KA Patel** as Structural Consultant
- (iii) M/s/Shri/Smt **NA** as MEP Consultant
- (iv) M/s/Shri/Smt **Sayujya S. Pandya** as quantity Surveyor/site supervisor*\

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 Sayujya S Pandya 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.40,50,00,000/- (Total of Table One)**. 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 **30/04/2023** the Estimated Cost Incurred till date is calculated at **Rs.0/-(Total of Table One)**. 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. 40,50,00,000/- (Total of Table One)**.
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 Number A
(to be prepared separately for each Building/Wing of the Project)

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 30/04/2023 date of Registration is	8,81,25,000.00
2	Cost incurred as on 30/04/2023	0
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	8,81,25,000.00
5	Cost Incurred on Additional/Extra Items as on 30/04/2023 not included in the Estimated Cost (Table –C)	0.00

SAYUJYA S PANDYA

9, SHIVALIK VILLA, OPP.SAUNDARYA VILLA, RAJPATH ROAD, AMBLI, AHMEDABAD.-58. MOB NO. +91 8401604039

TABLE – A
Building/Wing Number B+C+D
(to be prepared separately for each Building/Wing of the Project)

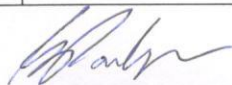
Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 30/04/2023 date of Registration is	27,68,75,000.00
2	Cost incurred as on 30/04/2023	0
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	27,68,75,000.00
5	Cost Incurred on Additional/Extra Items as on 30/04/2023 not included in the Estimated Cost (Table –C)	0.00

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 30/04/2023 date of Registration is	4,00,00,000.00
2	Cost incurred as on 30/04/2023	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	4,00,00,000.00
5	Cost Incurred on Additional/Extra Items as on 30/04/2023 not included in the Estimated Cost (Table –C)	0.00

Yours Faithfully,

Name of Engineer: Sayujya S Pandya
Local Authority License No: 001CW10052710712
Local Authority License no. Valid Till: 10/05/2027


SAYUJYA S. PANDYA
9, SHIVALIK VILLA, AMBLI
AHMEDABAD
AMC LIC NO (GRADE-1)
SD:001CW10052710712

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