

FORM – 2
(See Regulation 3)

ENGINEER'S CERTIFICATE

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

To

The STHAYI DEVELOPERS LLP & 11 HARIMOM VILLA BUNGLOW, OPP DEVNANDAN PARK, NIKOL, NEW NIKOL, AHMEDABAD CITY, AHMEDABAD, GUJARAT 380015.

Subject: Certificate of Cost Incurred for Development of AADHVAN SHINE for Construction of 2 building(s) A,B+C+D, Wing(s)

PR/GJ/AHMEDABAD/SANAND/AUDA/MAA12051/010723 situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. . Demarcated by its boundaries..

Longitude	Latitude
72.46359148769683	23.020057560959025
72.46402064113921	23.020235301437484
72.46464291363067	23.01905036048935
72.46379533558196	23.01873437447805

Village taluka Sanand

District Ahmedabad PIN NA admeasuring 5235.0 sq.mts. area being developed by STHAYI DEVELOPERS LLP

Ref: GujRERA Registration Number PR/GJ/AHMEDABAD/SANAND/AUDA/MAA12051/010723

Sir,

I/We SAYUJYA SANJIVKUMAR PANDYA have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 2 Building(s) A,B+C+D, situated on the plot bearing C.N. No./CTS No./Survey no./Final Plot no. Village taluka Sanand District Ahmedabad PIN NA admeasuring 5235.0 sq.mts. area being developed by STHAYI DEVELOPERS LLP

1. Following technical professionals are appointed by Owner/Promoter:- STHAYI DEVELOPERS LLP

(i) M/s./Shri/Smt. Hitesh KUNVERJI CHHADVA as Architect/Engineer

(ii) M/s./Shri/Smt. Amit M. Ka. Patel as Structural Consultant

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 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. 40,50,00,000.00 (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 AUDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at 10,18,37,500.00 (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 AUDA (Planning Authority) is estimated at Rs.30,31,62,500.00 (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;

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Table - A

Sr.No.	Particulars	Amount(in Rs.)
1	Total Estimated Cost of the building/wing as on date of Registration is	8,81,25,000.00
2	Cost incurred as on Date :30-05-2024	1,93,87,500.00
3	Work done in Percentage (as Percentage of the estimated cost)	22
4	Balance Cost to be Incurred (Based on Estimated Cost)	6,87,37,500.00
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table C)	0.00

Sr.No.	Particulars	Amount(in Rs.)
1	Total Estimated Cost of the building/wing as on date of Registration is	27,68,75,000.00
2	Cost incurred as on Date :30-05-2024	8,24,50,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	30
4	Balance Cost to be Incurred (Based on Estimated Cost)	19,44,25,000.00
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table C)	0.00

Table - B

Sr.No.	Common areas and Facilities Amenities	Amount(in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	4,00,00,000.00
2	Cost incurred as on Date :30-05-2024	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	4,00,00,000.00
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table C)	0.00

Yours Faithfully,

Name of the Engineer	SAYUJYA SANJIVKUMAR PANDYA
Local Authority licence number	001ERH10052710559
Local Authority licence no. valid till	10-May-2027
Date of physical visit to the site	11-Jun-2024
Firm Name	SAYUJYA SANJIVKUMAR PANDYA
Reason	N.A

@This is online submitted document with due eKYC done, hence no physical signature required.

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