

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)

Date:22.06.2023

To,

Aastha Realty,

5A, 2nd Floor, Swastik Super Market,
Ashram Road, Ahmedabad- 380009.

Subject: Certificate of cost incurred for development of “Athens” project for construction of 20 No. of units (RERA Reg. No.: **Applied for**) situated on situated Survey No.3260, 3261 & 3262, FP No.350/1, 350/2 & 350/3 of TPS No. 3 (Ellisbridge) demarcated by its boundaries (latitude and longitude of the end points) Latitude 23°02'01.5"N and longitude 72°33'46.1"E to the North, 23°01'59.9"N and 72°33'45.8"E to the South, 23°02'00.6"N and 72°33'46.4"E to the East and 23°02'00.8"N and 72°33'45.5"E of Village- Changispur, Tal. Sabarmati, Dist. Ahmedabad, admeasuring 1,512 Sq. Mtrs. area being developed by **Aastha Realty**.

Ref. No.: GujRERA Reg. No.:**Applied for**.

Sir,

I, **ASHVIN GAJJAR**, have undertaken assignment of certifying Estimated Cost for the Real Estate Project “Athens” (GujRERA Reg. No.: **Applied for**), being 20 No. of units situated on the plot bearing Survey No.3260, 3261 & 3262, FP No.350/1, 350/2 & 350/3 of TPS No. 3 (Ellisbridge), Village- Changispur, Tal. Sabarmati, Dist. Ahmedabad, admeasuring 1,512 Sq. Mtrs. area being developed by **Aastha Realty** as per approved plan.

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

- (i) Shri Jinesh Dhruv as Architect
- (ii) M/s. ADEN Design Consultants Structural Consultant
- (iii) Shri _____ as MEP Consultant
- (iv) Shri Sheel Shah as Quantity Surveyor



Ashvin Gajjar

305, Binali Complex,
Opp. A.E.C. Zonal Office,
Naranpura, Ahmedabad-380013.

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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 Shri Sheel Shah 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.6,50,00,000/-** (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 building(s) from the Ahmedabad Municipal Corporation 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.18,90,000/-** (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 Ahmedabad Municipal Corporation (Planning Authority) is estimated at **Rs.6,31,10,000/-** (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 1

Sr. No.	Particulars	Amt. (Rs.)
1	Total Estimated Cost of the building/ wing as on 14.06.2023 date of Registration is –	6,30,00,000/-
2	Cost incurred as on 14.06.2023	18,90,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	03%
4	Balance Cost to be Incurred (Based on Estimated Cost)	6,11,10,000/-
5	Cost Incurred on Additional/ Extra Items as on 14.06.2023 not included in the Estimated Cost (Table –C)	--

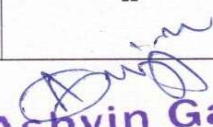

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TABLE – B

Internal & External Development Works in Respect of the entire Registered Phase

Sr. No.	Particulars	Amt. (Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on 14.06.2023 date of Registration is –	20,00,000/-
2	Cost incurred as on 14.06.2023	0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	20,00,000/-
5	Cost Incurred on Additional/Extra Items as on 14.06.2023 not included in the Estimated Cost (Table –C)	--

Table –C

List of Extra/Additional Items executed with Cost
(Which were not parts of the original Estimate of Total Cost)

NOT APPLICABLE

Yours Faithfully,

ASHVIN GAJJAR
AMC Lic. No. 001ERL11082610352
AMC Lic. No. valid till date: 11.08.2026



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