



Umesh Ninama
(B.E Civil) M.Plan (Master of Planning)
Consulting Civil Engineer & Planner

29/343, Yogeshwar appt, Sola Road,
Opp Ghatlodia Police Station,
Naranpura, Ahmedabad - 380063
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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: 08.04.2022

To,

Aastha Properties,

4^{2nd} Floor, Swastik Super Market,
Ashram Road, Ahmedabad- 380009.

Subject: Certificate of cost incurred for development of “**Green Valley**” project for construction of 124 No. of units (A and B) 2 blocks (RERA Reg. No.: PR/ GJ/ Ahmedabad / Ahmedabad City/ AUDA/ MAA02531/ 260418) situated on situated F. P. No. 141 demarcated by its boundaries (latitude and longitude of the end points) Latitude 23° 00' 59.64" N and longitude 72° 59' 37.23" E to the North, 23° 00' 59.92" N and 72° 59' 37.37" E to the South, 23° 00' 56.31" N and 72° 59' 39.06" E to the East and 23° 00' 56.32" N and 72° 59' 35.52" E to the West of Village- Rajpur Hirpur, Tal. Maninagar, Dist. Ahmedabad, Pin- 380022, admeasuring 2,833 Sq. Mtrs. area being developed by **Aastha Developers**.

Ref. No.: GujRERA Reg. No.: PR/ GJ/ Ahmedabad / Ahmedabad City/ AUDA/ MAA02531/ 260418

Sir,

I, **UMESH M. NINAMA**, have undertaken assignment of certifying Estimated Cost for the Real Estate Project “**Green Valley**” (GujRERA Reg. No.: PR/ GJ/ Ahmedabad / Ahmedabad City/ AUDA/ MAA02531/ 260418), being 124 No. of units (A and B) 2 wings situated on the plot bearing F. P. No. 141, Rajpur- Hirpur, Tal. Maninagar, Dist. Ahmedabad, Pin- 380022, admeasuring 2,833 Sq. Mtrs. area being developed by Aastha Developers.

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

- (i) M/s. 99 Studio Architect as Architect
- (ii) Shri Viren D. Parekh Structural Consultant
- (iii) Shri Shashin Shah as MEP Consultant
- (iv) Shri Umesh M. Ninama 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



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Schedule of items and quantity for the entire work as calculated by Shri Umesh M. Ninama 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.9,90,00,000/-** (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 31.03.2022 date, the Estimated Cost Incurred till date is calculated at **Rs.9,90,00,000/-** (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
Block A

Sr. No.	Particulars	Amt. (Rs.)
1	Total Estimated Cost of the building/ wing as on 15.12.2017 date of Registration is – 26.04.2018	4,70,00,000/-
2	Cost incurred as on 31.03.2022	4,70,00,000/-
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 31.03.2022 not included in the Estimated Cost (Table –C)	---



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Block B

Sr. No.	Particulars	Amt. (Rs.)
1	Total Estimated Cost of the building/ wing as on 15.12.2017 date of Registration is – 26.04.2018	4,45,00,000/-
2	Cost incurred as on 31.03.2022	4,45,00,000/-
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 31.03.2022 not included in the Estimated Cost (Table –C)	---

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 15.12.2017 date of Registration is – 26.04.2018	75,00,000/-
2	Cost incurred as on 31.03.2022	75,00,000/-
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 31.03.2022 not included in the Estimated Cost (Table –C)	---



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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,



UMESH M. NINAMA
(B.E.Civil)
29/343, Yogeshwar Appt.,
Sola Road, Naranpura,
Ahmedabad - 380063.
Eng.Lic.No. : Er0961110923 R1

UMESH M. NINAMA

Local Authority License No. Eng. Lic. No. ER0961110923R1
Local Authority License no. valid till date: 11.09.2023