



29, tulsi society, Nr. ctm, Ahmedabad.

FORM 2
ENGINEER'S CERTIFICATE

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

Date: 21/12/2019

To

The Unique Infraspac Pvt Ltd., 4th Floor, Unique Metropolis, Near Prasang Party Plot, Gota, Ahmedabad - 382481.

Subject: Certificate of Cost Incurred for Development of Unique Aashiyana Phase-I for Construction of 3 building(s) / 3 Wing(s) of the First phase (PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA00510/181017) situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. 134 + 142 / 2.

Demarcated by its boundaries (latitude and longitude of the end points)

FP No. 141/1 to the North 18 Mtr TP Road to the South FP No. 141/2 to the East 18 Mtr TP Road to the West of Division TPS No. 32 Gota village Gota taluka Ghatlodia District Ahmedabad PIN 382481 admeasuring 4612.24 sq.mts. area being developed by Unique Infraspac Pvt Ltd.

Ref: GujRERA Registration Number PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA00510/181017

Sir,

I/We Dilip R Patel have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 3 Building(s)/ 3 Wing(s) of the First Phase situated on the plot bearing C.N. No./CTS No./Survey no./Final Plot no. 134 + 142 / 2 of Division TPS No. 32 Gota village Gota taluka Ghatlodia District Ahmedabad PIN 382481 admeasuring 4612.24 sq.mts. area being developed by Unique Infraspac Pvt Ltd.

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

- (i) M/s./Shri/Smt. Prachi Kiritkumar Modi as Architect
- (ii) M/s./Shri/Smt. Parag M Shah as Structural Consultant
- (iii) M/s./Shri/Smt. Maulik Zaveri as MEP Consultant
- (iv) M/s./Shri/Smt. Prachi Kiritkumar Modi 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 Schedule of items and quantity for the entire work as calculated by Prachi Kiritkumar Modi 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.35,00,00,000 (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 20/12/2019 date, The Estimated Cost Incurred till date is calculated at Rs.35,00,00,000/- (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;


Dilip R. Patel
AMC LIC. No. ER 0/34101/181017
9, Tulsi Society, CTM A. bad.

Table - A
Building/Wing bearing Number A
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 31/03/2019 date of Registration is	95000000.00
2	Cost incurred as on 20/12/2019	95000000.00
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	0.00

Table - A
Building/Wing bearing Number B
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 31/03/2019 date of Registration is	98500000.00
2	Cost incurred as on 20/12/2019	98500000.00
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	0.00

Table - A
Building/Wing bearing Number C
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 31/03/2019 date of Registration is	136500000.00
2	Cost incurred as on 20/12/2019	136500000.00
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.00
5	Cost Incurred on Additional/Extra Items as on _____ 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	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 31/03/2019 date of Registration is	20000000.00
2	Cost incurred as on 20/12/2019	20000000.00
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	0.00

Yours Faithfully,

DILIP R PATEL
Local Authority license no. ER0734110120R1
Local Authority License no. valid till (Date) 11/01/2020

Table - C
List of Extra/Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)

Sr. No.	Items	Cost
1	<Item 1>	
2	<Insert items here>	

Dilip R. Patel
AMC LIC. No. ER 0734110120 R1
9, Tulsi Society, CTM Abad.