

PITAMBER SITIANI

(LICENCE ENGINEER)

A 306,ASOPALAV ,NR. CM PATEL FARM,BH. VICENZA,KALALI ROAD VADODARA
M. 7574864480, 7574864477

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)

To

Date : 27/09/2023

Aum Properties,
Aadhya Elor,
Bhayli, Vadodara

Subject: Certificate of Cost Incurred for Development of **Aadhya Elor** for Construction of 6 No. of Buildings of the Phase (GujRERA Registration Number **MAA10623/030922**) situated on the R S **No 1738, O.P. NO 257, F P No 257, TP No 24/B** demarcated by its boundaries (latitude and longitude of the end points) **22.298203, 73.123832** to the North **22.297158, 73.123926** to the South **22.297739, 73.124283** to the East **22.297627, 73.123500** to the West of Division **BHAYLI** Village **BHAYLI** taluka **VADODARA** District **VADODARA** PIN **390007** admeasuring **10016.00 sq.mts.** area being developed by (**Aum Properties**).

Ref: GujRERA Registration Number (Ack NO.) **MAA10623/030922**

Sir,

I/We **Pitamber Sitlani** have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA being Construction Work of 6 No. of Buildings of the First Phase situated on the plot bearing R S **No 1738, O.P. NO 257, F P No 257, TP No 24/B** of Division **BHAYLI** Village **BHAYLI** taluka **VADODARA** District **VADODARA** PIN **390007** admeasuring **10016.00 sq.mts.** area being developed by **Aum Properties**.

- Following technical professionals are appointed by Owner/Promoter:- (as applicable)
 - M/s/Shri/Smt. **Space Plus** as Architect
 - M/s/Shri/Smt. **Ashutosh Desai** as Structural Consultant
 - M/s/Shri/Smt. **NA** as MEP Consultant
 - M/s/Shri/Smt. **Pitamber Sitlani** as Quantity Surveyor*
- 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 **Pitamber Sitlani** quantity Surveyor* appointed by Developer/Engineer and the site inspection carried out by us.
- We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.66,50,00,000/-**(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

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the VMSS being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

- Based on the site inspection by undersign on 31/08/2023 date, the Estimated Cost Incurred till date is calculated at **Rs.10,65,00,000/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
- 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 VMSS is estimated at **Rs. 55,85,00,000/-** (Total of Table A and B).
- 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 bearing Number **Building A** or called__.

(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on date of Registration is	18,15,00,000/-
2	Cost incurred as on 31/08/2023	4,40,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	24.24%
4	Balance Cost to be Incurred (Based on Estimated Cost)	13,75,00,000/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	..

TABLE-A

Building/Wing bearing Number **Building B** or called__.

(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on date of Registration is	18,15,00,000/-
2	Cost incurred as on 31/08/2023	1,05,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	5.79%
4	Balance Cost to be Incurred (Based on Estimated Cost)	17,10,00,000/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	..

TABLE-A

Building/Wing bearing Number **Building C** or called__.

(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on date of Registration is	12,70,00,000/-
2	Cost incurred as on 31/08/2023	55,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	4.33%
4	Balance Cost to be Incurred (Based on Estimated Cost)	12,15,00,000/-

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5	Cost Incurred on Additional/Extra Items as on ___ not included in the Estimated Cost (Table -C)	--
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TABLE-A

Building/Wing bearing Number **Building** Dor called _ _

(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on date of Registration is	10,00,00,000/-
2	Cost incurred as on 31/08/2023	40,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	4.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	9,60,00,000/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	—

TABLE-A

Building/Wing bearing Number **Building** E or called _ _

(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on date of Registration is	10,00,00,000/-
2	Cost incurred as on 31/08/2023	1,85,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	18.50%
4	Balance Cost to be Incurred (Based on Estimated Cost)	8,15,00,000/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	—

TABLE-A

Building/Wing bearing Number **Building** For called _ _

(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on date of Registration is	13,00,00,000/-
2	Cost incurred as on 31/08/2023	2,40,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	18.46%
4	Balance Cost to be Incurred (Based on Estimated Cost)	10,60,00,000/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	—

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	4,00,00,000/-

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	Works including amenities and Facilities in the layout as on date of Registration is	
2	Cost incurred as 31/08/2023	00/-
3	Work done in Percentage (as Percentage of the estimated cost)	00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	4,00,00,000/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	—

Yours Faithfully,

£) A6JV'

Pitam tlani

Local Authority license No. : EOR-289

Local Authority license No Validity Date : 31/03/2026

Pt:-~~MBER~~ SITLANI
Licence No.- ER 21,

*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)