

KINAL.D.SONI

C-28 Sudarshan Tower Nr Nirant Park Sun-N-Step Road Thaltej
Ahmedabad-380059

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: 12/01/2019

To,
M/s. Vastu Buildcon
Vastu Oasis, Opp. Shagrila Bungalows
Near Shell Petrol Pump,
Thaltej Hebatpur Road,
Ahmedabad - 380059

Subject: Certificate of Cost Incurred for Development of Vastu Oasis for Construction of Block-A & Block-B building(s) of this Project (PR/Ahmedabad/Ahmedabad City/AUDA/RAA00344/051017) situated on the Plot bearing Survey no. 284/2/3, Sub Plot No. 01, Final Plot no.10.T.P.No. 39,at Thaltej.

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

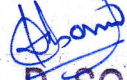
N23°03'27.58285"E72°30'26.74393" to the North, N23°03'25.22642"E72°30'24.23675" to the South, N23°03'26.59874"E72°30'27.17743" to the East, N23°03'26.20473"E72°30'23.65467" to the West of Division Ahmedabad, village Thaltej taluka Ghatlodiya District Ahmedabad PIN 380059 admeasuring 2932 sq.mts. area being developed by Vastu

Ref: GujRERA Registration Number (PR/Ahmedabad/Ahmedabad City/AUDA/RAA00344/051017)

Sir,

I Kinjal D. Soni have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being Block-A & Block-B building(s) of this Project (PR/Ahmedabad/Ahmedabad City/AUDA/170729/000505) situated on the Plot bearing Survey no. 284/2/3, Sub Plot No. 01, Final Plot no.10.T.P.No. 39, village Thaltej taluka Ghatlodiya District Ahmedabad PIN 380059 admeasuring 2932 sq.mts. area being developed by Vastu Buildcon

1. Following technical professionals are appointed by Owner/Promoter:- (as applicable)
- (i) Shri Kinal D.Soni as Engineer & Shri Sunil Patel as Architect
 - (ii) Shri Ketav P. Joshi as Structural Consultant
 - (iii) M/s/Shri/Smt _____ Not Appointed _____ as MEP Consultant
 - (iv) Shri Ankit Patel as Quantity Surveyor (Site Engineer)


KINAL D. SONI B.E. (CIVIL)
C-28, Sudarshan Tower,
Nr. Nirant Park, Sun-N-Step Road,
Thaltej, AHMEDABAD-380059.
LIC No. : A.M.C. ER-0804040821 R1

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 Ankit Patel as an engineer appointed by Vastu Buildcon and the site inspection carried out by us.

KINAL D. SONI B.E. (CIVIL)
C-28, Sudarshan Tower,
Nr. Nirant Park, Sun-N-Step Road,
Thaltej, AHMEDABAD-380059.
LIC No. : A.M.C. ER-0804040821 R1

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs.13,64,76,968/- (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. 4. Based on Site Inspection by undersigned on 10/01/2019, The Estimated Cost Incurred till is calculated at **Rs.8,94,42,500/-** (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.4,70,34,468/-** (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
Building Block A

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 05/10/2017 date of Registration is	71971677.00
2	Cost incurred as on 31/12/2018	42280000.00
3	Work done in Percentage (as Percentage of the estimated cost)	59%
4	Balance Cost to be Incurred (Based on Estimated Cost)	29691677.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	0.00

Table – A
Building Block B

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 05/10/2017 date of Registration is	57681443.00
2	Cost incurred as on 31/12/2018	47130000.00
3	Work done in Percentage (as Percentage of the estimated cost)	82%
4	Balance Cost to be Incurred (Based on Estimated Cost)	10551443.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	0.00

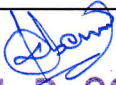

KINAL D. SONI B.E. (CIVIL)
C-28, Sudarshan Tower,
Nr. Nirant Park, Sun-N-Step Road,
Thaltej, AHMEDABAD-380059.
TC No. : A.M.C. ER-0804040821 R1

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 05/10/2017 date of Registration is	6823848.00
2	Cost incurred as on 31/12/2018	32500.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.48%
4	Balance Cost to be Incurred (Based on Estimated Cost)	6791348.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	0.00

Yours Faithfully,


KINAL D. SONI B.E. (CIVIL)
C-28, Sudarshan Tower,
Nr. Nirant Park, Sun-N-Step Road,
Thaltej, AHMEDABAD-380059.
LIC No. : A.M.C. ER-0804040821 R1

Signature of the Engineer
(License No AMC ER-0804040821 R1)
Local Authority License no. valid till 04/08/2021

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		
2		