

ENGINEER

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)

To

The Shatranj Aarat Buildcon LLP & 208, Sun Orbit Building, B/h. Rajpath Club, Rajpath Rangoli Road, Bodakdev.

Subject: Certificate of Cost Incurred for Development of **Brookstone** for Construction of 2 building(s) **A,B**, Wing(s) **NA** situated on the Plot bearing C.N.

No./CTS No./Survey no./Final Plot no. **1/Bopal/--/--/Bopal/--/40/B/33**. Demarcated by its boundaries..

Longitude	Latitude
72.46182758591999	23.043769558100667
72.46203009270062	23.04323396087184
72.46168676994671	23.043132764842852
72.46148023985256	23.043690576154724

Village **Bopal** taluka **Daskroi**

District **Ahmedabad** PIN **380059** admeasuring **2266.0** sq.mts. area being developed by **Shatranj Aarat Buildcon LLP**

Ref: GujRERA Registration Number **Applied**

Sir,

I/We **BHAUTIK RAMESHBHAI SOJITRA** have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 2 Building(s) **A,B**, situated on the plot bearing C.N. No/CTS No./Survey no./Final Plot no. **1/Bopal/--/--/Bopal/--/40/B/33** Village **Bopal** taluka **Daskroi** District **Ahmedabad** PIN **380059** admeasuring **2266.0** sq.mts. area being developed by **Shatranj Aarat Buildcon LLP**

1. Following technical professionals are appointed by Owner/Promoter:- **Shatranj Aarat Buildcon LLP**

(i) M/s./Shri/Smt. **MANOJ ANIL JOSHI** as Architect/Engineer

(ii) M/s./Shri/Smt. **NELSON NANUBHAI MACWAN** as Structural Consultant

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 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. **15,00,00,000.00** (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. The Estimated Cost Incurred till date is calculated at **24,65,000.00** (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. **14,75,35,000.00** (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

Sr.No.	Particulars	Amount(in Rs.)
1	Total Estimated Cost of the building/wing as on date of Registration is	8,32,00,000.00
2	Cost incurred as on Date :15-03-2025	14,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	2
4	Balance Cost to be Incurred (Based on Estimated Cost)	8,18,00,000.00
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table C)	0.00

Sr.No.	Particulars	Amount(in Rs.)
1	Total Estimated Cost of the building/wing as on date of Registration is	6,18,00,000.00
2	Cost incurred as on Date :15-03-2025	10,65,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	2
4	Balance Cost to be Incurred (Based on Estimated Cost)	6,07,35,000.00
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table C)	0.00

Table - B

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 date of Registration is	50,00,000.00
2	Cost incurred as on Date :15-03-2025	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	50,00,000.00
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table C)	0.00

Yours Faithfully,

Name of the Engineer	BHAUTIK RAMESHBHAI SOJITRA
Local Authority licence number	1114ERH1008251041
Local Authority licence no. valid till	10-Aug-2025
Date of physical visit to the site	24-Mar-2025
Firm Name	BHAUTIK RAMESHBHAI SOJITRA
Reason	Actual site visit date is 15/03/2025

@This is online submitted document with due eKYC done, hence no physical signature required.

ENGINEER