

Vishal R. Soni

Email:vishal_soni8041@yahoo.in

Mo:9099013053

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)

Date:- 15/09/2022

To
AS Buildcon
Asteria,
Nr. GNLU,
Koba,
Gandhinagar-382421

Subject: Certificate of Percentage of Completion of Construction Work of 05 No. of Building(s) Wing-A, B, C, D, & E (s) (Residential) of the – Phase of the Project “**ASTERIA**” (Gujarat RERA Registration Number **New Application**) situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no -241/2 demarcated by its boundaries (latitude and longitude of the end points) 80 MTR Road to the North FP-56/1, 56/2 & 57/2 Land to the South FP-63/3 Land to the East FP-167 & 179 Land to the West of Division-Koba, village-Koba, Taluka-Gandhinagar, District-Gandhinagar PIN-382426 admeasuring 9207 Sq.Mtr. area being developed by “**AS Buildcon**”.

Sir,

I **VISHAL R. SONI** have undertaken assignment as Engineer of certifying Percentage of Completion of Construction Work of the 05 No. of Building(s) Wing-A, B, C, D, & E (Residential) of the Phase of the Project **ASTERIA**, situated on the plot bearing C.N. No./CTS No./Survey no./Final Plot no. 241/2 of Division-Koba, Village-Koba, Taluka-Gandhinagar, District-Gandhinagar PIN-382426 admeasuring 9207 sq.mts. area being developed by “**AS Buildcon**” as per the approved plan.

- Following technical professionals are appointed by Owner/Promoter:- (as applicable)
 - M/s./Shri/Smt. Placekinesis Associates as Architect
 - M/s./Shri/Smt. Setu Infrastructure as Structural Consultant
 - M/s./Shri/Smt. Transenergy as MEP Consultant
 - M/s./Shri/Smt. Vishal R. Soni 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 **Vishal R. Soni** 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.1,35,00,00,000/-**. 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 GUDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
- The Estimated Cost Incurred till date-31/08/2022 is calculated at **Rs.0/-**. The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.



House No. -72, Ram Park, Modasa, Sabarkantha, Modasa, Gujarat-383315.
VISHAL R. SONI
Registration No. GUDA
ENG/413/08/2017

VISHAL R. SONI
Registration No. GUDA
ENG/413/08/2017

Vishal R. Soni

Email:vishal_soni8041@yahoo.in

Mo:9099013053

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 GUDA (Planning Authority) is estimated at **Rs.1,35,00,00,000/-**.
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/Wing bearing Number A or

Called BLOCK-A (Residencial)

(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 <u>12/09/2022</u> date of Registration is	Rs.38,18,43,044/-
2	Cost incurred as on <u>12/09/2022</u>	Rs.0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.38,18,43,044/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	-----

TABLE – A

Building/Wing bearing Number B or

Called BLOCK-B (Residencial)

(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 <u>12/09/2022</u> date of Registration is	Rs.18,23,51,628/-
2	Cost incurred as on <u>12/09/2022</u>	Rs.0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.18,23,51,628/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	-----

House No. -72, Ram Park, Modasa, Sabarkantha, Modasa, Gujarat-383315.

VISHAL R. SONI
Registration No. GUDA
ENG/413/08/2017

[Signature]

VISHAL R. SONI
Registration No. GUDA
ENG/413/08/2017

Vishal R. Soni

Email:vishal_soni8041@yahoo.in

Mo:9099013053

TABLE – A

Building/Wing bearing Number C or

Called BLOCK-C (Residential)

(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 <u>12/09/2022</u> date of Registration is	Rs.28,29,76,850/-
2	Cost incurred as on <u>12/09/2022</u>	Rs.0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.28,29,76,850/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	-----

TABLE – A

Building/Wing bearing Number D or

Called BLOCK-D (Residential)

(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 <u>12/09/2022</u> date of Registration is	Rs.28,29,76,850/-
2	Cost incurred as on <u>12/09/2022</u>	Rs.0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 28,29,76,850/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	-----

VISHAL R. SONI
Registration No. GUDA
ENG/413/08/2017

House No. -72, Ram Park, Modasa, Sabarkantha, Modasa, Gujarat-383315.

Vishal R. Soni

Email:vishal_soni8041@yahoo.in
Mo:9099013053

TABLE – A

Building/Wing bearing Number E or
Called BLOCK-E (Residencial)

(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 <u>12/09/2022</u> date of Registration is	Rs.18,23,51,628/-
2	Cost incurred as on <u>12/09/2022</u>	Rs.0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 18,23,51,628/-
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 Works including amenities and Facilities in the layout as on <u>12/09/2022</u> date of Registration is	Rs.3,75,00,000/-
2	Cost incurred as on <u>12/09/2022</u>	Rs.0/- (Zero)
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.3,75,00,000 /-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	-----

VISHAL R. SONI
Registration No. GUDA
ENG/413/08/2017

House No. -72, Ram Park, Modasa, Sabarkantha, Modasa, Gujarat-383315.

Vishal R. Soni

Email:vishal_soni8041@yahoo.in
Mo:9099013053

Yours Faithfully,

Signature of Engineer

(ENGINEER RegistrationNo :- ENG/413/08/2017)

ENGINEER Registration Valid till (Date) :- 29/08/2023

(CLERK OF WORKS/SITE SUPERVIOR Registration No :- COW/SST/136/08/2017)

(CoA) Registration Valid till (Date) :- 29/08/2023

*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)

VISHAL R. SONI
Registration No. GUDA
ENG/413/08/2017

House No. -72, Ram Park, Modasa, Sabarkantha, Modasa, Gujarat-383315.