

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 KAUTILYA PROPERTIES LLP & 30, Lad Society, B/H Judges Bungalows, B/H Akash Tower, , Bodakdev.

Subject: Certificate of Cost Incurred for Development of KAUTILYA TWO20 for Construction of 2 building(s) A+B,C+D, Wing(s) NA situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. 216/SHILAJ/SHILAJ../519/17. Demarcated by its boundaries..

Longitude	Latitude
72.47898032345002	23.04813233324242
72.47875099457924	23.048691357895216
72.47948457874482	23.049019614115434
72.47955029286568	23.048464292973954
72.4795355407161	23.04839148403226
72.47952347077553	23.048354462521385

Village SHILAJ taluka Daskroi

District Ahmedabad PIN 380059 admeasuring 5227.0 sq.mts. area being developed by KAUTILYA PROPERTIES LLP

Ref: GujRERA Registration Number NA

Sir,

I/We KETULKUMAR HASAMUKHBHAI PATEL have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 2 Building(s) A+B,C+D, situated on the plot bearing C.N. No/CTS No./Survey no./Final Plot no.

216/SHILAJ/SHILAJ../519/17 Village SHILAJ taluka Daskroi District Ahmedabad PIN 380059 admeasuring 5227.0 sq.mts. area being developed by KAUTILYA PROPERTIES LLP

1. Following technical professionals are appointed by Owner/Promoter:- KAUTILYA PROPERTIES LLP

(i) M/s./Shri/Smt. HARSHAD DHANJIBHAI MISTRY as Architect/Engineer

(ii) M/s./Shri/Smt. KETULKUMAR HASAMUKHBHAI PATEL 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. 81,00,00,000.00 (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 4,00,00,000.00 (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.77,00,00,000.00 (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;

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Table - A

Sr.No.	Particulars	Amount(in Rs.)
1	Total Estimated Cost of the building/wing as on date of Registration is	46,00,00,000.00
2	Cost incurred as on Date :25-05-2025	2,75,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	6
4	Balance Cost to be Incurred (Based on Estimated Cost)	43,25,00,000.00
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	30,00,00,000.00
2	Cost incurred as on Date :25-05-2025	1,25,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	4
4	Balance Cost to be Incurred (Based on Estimated Cost)	28,75,00,000.00
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	5,00,00,000.00
2	Cost incurred as on Date :25-05-2025	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	5,00,00,000.00
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	KETULKUMAR HASAMUKHBHAI PATEL
Local Authority licence number	001ERL04032810789
Local Authority licence no. valid till	04-Mar-2028
Date of physical visit to the site	12-Jun-2025
Firm Name	KETULKUMAR HASAMUKHBHAI PATEL
Reason	NIL

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

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