

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 **BANSIDHAR DEVELOPERS (PROP. DHAVAL SHAILESH MISTRY) & BANSIDHAR DEVELOPERS, NR DEV KUTIR BUNGLOWS,,**
SURVEY NO. 13, JALDEEP VERTEX, AMBALI BOPAL ROAD BOPAL AHMEDABAD.

Subject: Certificate of Cost Incurred for Development of **JALDEEP TRIDENT** for Construction of 3 building(s) **A,B,C**, Wing(s) **NA** situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. **32/GOTA/GOTA/4+7/Survey no. 3/2/1,3/2/2,,3/2/3,3/2/4, & 3/5/1,3/5/2,3/5/3,3/5/4/4+7.** Demarcated by its boundaries..

Longitude	Latitude
72.53505272946508	23.09874077631062
72.53606124005468	23.098494058420137
72.5359754093662	23.09815852136191
72.53495616994054	23.098405239868637

Village **GOTA** taluka **Ahmedabad City**

District **Ahmedabad** PIN **382481** admeasuring **3942.0** sq.mts. area being developed by **BANSIDHAR DEVELOPERS (PROP. DHAVAL SHAILESH MISTRY)**

Ref: GujRERA Registration Number **NA**

Sir,

I/We **KALPESHBHAI NARANBHAI DESAI** have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 3 Building(s) **A,B,C**, situated on the plot bearing C.N. No/CTS No./Survey no./Final Plot no. **32/GOTA/GOTA/4+7/Survey no. 3/2/1,3/2/2,,3/2/3,3/2/4, & 3/5/1,3/5/2,3/5/3,3/5/4/4+7**Village **GOTA** taluka **Ahmedabad City** District **Ahmedabad** PIN **382481** admeasuring **3942.0** sq.mts. area being developed by **BANSIDHAR DEVELOPERS (PROP. DHAVAL SHAILESH MISTRY)**

1. Following technical professionals are appointed by Owner/Promoter:- **BANSIDHAR DEVELOPERS (PROP. DHAVAL SHAILESH MISTRY)**

(i) M/s./Shri/Smt. **RAKESHKUMAR KANNAIYALAL PRAJAPATI** as Architect/Engineer

(ii) M/s./Shri/Smt. **JAYESH DINESHCHANDRA DESAI** 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. **35,00,00,000.00** (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 Urban Development Authority** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **96,37,047.00** (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 Urban Development Authority** (Planning Authority) is estimated at Rs.**34,03,62,953.00** (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	15,01,04,914.00
2	Cost incurred as on Date :04-05-2025	1,88,962.00
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	14,99,15,952.00
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	9,28,09,261.00
2	Cost incurred as on Date :04-05-2025	37,79,234.00
3	Work done in Percentage (as Percentage of the estimated cost)	4
4	Balance Cost to be Incurred (Based on Estimated Cost)	8,90,30,027.00
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	9,20,85,825.00
2	Cost incurred as on Date :04-05-2025	56,68,851.00
3	Work done in Percentage (as Percentage of the estimated cost)	6
4	Balance Cost to be Incurred (Based on Estimated Cost)	8,64,16,974.00
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	1,50,00,000.00
2	Cost incurred as on Date :04-05-2025	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,50,00,000.00
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table C)	0.00

Table - C

Sr.No.	Items	Amount(in Rs.)
1	FSI COST	23,29,600.00

Yours Faithfully,

Name of the Engineer	KALPESHBHAI NARANBHAI DESAI
Local Authority licence number	1114ERL0106271188
Local Authority licence no. valid till	01-Jun-2027
Date of physical visit to the site	30-May-2025
Firm Name	KALPESHBHAI JESAI
Reason	In Form-2, due to a bona fide error in calculation, the cost actually incurred for Blocks A, B, and C was inadvertently misclassified under other heads. This has now been duly rectified, and the incurred cost has been accurately reallocated to Blocks A, B, and C.

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

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