

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 MAHADEV REALTY & AKAAY LAXURIA,OPP. GNLU METRO STATION, NEAR PDPU CIRCLE,KOBA, GANDHINAGAR.

Subject: Certificate of Cost Incurred for Development of AKAAY LUXURIA for Construction of 2 building(s) BLOCK A,BLOCK B, Wing(s) NA situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. KOBA-GANDHINAGAR/0/162/3/. Demarcated by its boundaries..

Longitude	Latitude
72.64718484109157	23.154623596415764
72.6470641416859	23.15429559817863
72.64627289002651	23.154460830473656
72.6463426274609	23.154803625182037

Village KOBA-GANDHINAGAR taluka Gandhinagar

District Gandhinagar PIN 382421 admeasuring 3615.0 sq.mts. area being developed by MAHADEV REALTY

Ref: GujRERA Registration Number NA

Sir,

I/We KETANKUMAR DHANJIBHAI AHIR have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 2 Building(s) BLOCK A,BLOCK B, situated on the plot bearing C.N. No/CTS No./Survey no./Final Plot no. KOBA-GANDHINAGAR/0/162/3/Village KOBA-GANDHINAGAR taluka Gandhinagar District Gandhinagar PIN 382421 admeasuring 3615.0 sq.mts. area being developed by MAHADEV REALTY

1. Following technical professionals are appointed by Owner/Promoter:- MAHADEV REALTY

(i) M/s./Shri/Smt. Vishal Ashokbhai Patel as Architect/Engineer

(ii) M/s./Shri/Smt. KETANKUMAR DHANJIBHAI AHIR 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. 45,63,85,000.00 (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 Gandhinagar 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 25,00,000.00 (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 Gandhinagar Municipal Corporation (Planning Authority) is estimated at Rs.45,38,85,000.00 (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	22,31,92,500.00
2	Cost incurred as on Date :31-12-2024	15,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	1
4	Balance Cost to be Incurred (Based on Estimated Cost)	22,16,92,500.00
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	22,31,92,500.00
2	Cost incurred as on Date :31-12-2024	10,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	22,21,92,500.00
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	1,00,00,000.00
2	Cost incurred as on Date :31-12-2024	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,00,00,000.00
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	KETANKUMAR DHANJIBHAI AHIR
Local Authority licence number	001ERH10112510132
Local Authority licence no. valid till	10-Feb-2026
Date of physical visit to the site	08-Jan-2025
Firm Name	KETANKUMAR DHANJIBHAI AHIR
Reason	NOT ANY

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

ENGINEER