

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 **Anushthan Projects LLP & 711, Fortune Business Hub, Nr. Satyamev Elysiym, Sola.****Subject:** Certificate of Cost Incurred for Development of **The Mansion** for Construction of 3 building(s) **A+B,C,D**, Wing(s) **NA** situated on the Plot bearing C.N.No./CTS No./Survey no./Final Plot no. **38/Thaltej/--/--Thaltej/00310035/20/1/A, 20/1/B, 20/2, 20/3/A, 20/3/C, 25/154/1.** Demarcated by its boundaries..

Longitude	Latitude
72.51644092771878	23.053768963570356
72.5170216259705	23.05324081014551
72.51684594128002	23.05324081014551
72.5168231425034	23.0527817592241
72.51663136455883	23.052791631303382
72.51664075229039	23.0529224362857
72.51620489332547	23.053108771465563
72.51608017060627	23.053409868827057

Village **Thaltej** taluka **Daskroi**District **Ahmedabad** PIN **380059** admeasuring **5013.0** sq.mts. area being developed by **Anushthan Projects LLP**Ref: GujRERA Registration Number **Applied****Sir,**I/We **PRAFULCHANDRA ATMARAM SHRIMALI** 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,D**, situated on the plot bearing C.N. No/CTS No./Survey no./Final Plot no. **38/Thaltej/--/--****/Thaltej/00310035/20/1/A, 20/1/B, 20/2, 20/3/A, 20/3/C, 25/154/1** Village **Thaltej** taluka **Daskroi** District **Ahmedabad** PIN **380059** admeasuring **5013.0** sq.mts.area being developed by **Anushthan Projects LLP**1. Following technical professionals are appointed by Owner/Promoter:- **Anushthan Projects LLP**(i) M/s./Shri/Smt. **Viral Patel** as Architect/Engineer(ii) M/s./Shri/Smt. **HARDIKBHAI PUNAMCHANDRA UPADHYAY** 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. **70,00,00,000.00** (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 **3,02,85,000.00** (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.**66,97,15,000.00** (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	36,50,00,000.00
2	Cost incurred as on Date :30-06-2025	1,61,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	4
4	Balance Cost to be Incurred (Based on Estimated Cost)	34,89,00,000.00
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	12,86,00,000.00
2	Cost incurred as on Date :30-06-2025	56,85,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	4
4	Balance Cost to be Incurred (Based on Estimated Cost)	12,29,15,000.00
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	19,14,00,000.00
2	Cost incurred as on Date :30-06-2025	85,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	4
4	Balance Cost to be Incurred (Based on Estimated Cost)	18,29,00,000.00
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	1,50,00,000.00
2	Cost incurred as on Date :30-06-2025	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

Yours Faithfully,

Name of the Engineer	PRAFULCHANDRA ATMARAM SHRIMALI
Local Authority licence number	001ERL23112600205
Local Authority licence no. valid till	23-Nov-2026
Date of physical visit to the site	08-Jul-2025
Firm Name	PRAFULCHANDRA ATMARAM SHRIMALI
Reason	Actual site visit date is 30/06/2025

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

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