

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 LUNAGARIA BUILDCON & 1, Dharmraj Heritage, B/h. Avani Homes, R.P. Vasani School Road, Opp. Shyam Kutir Bunglows, Nava Naroda, Ahmedabad.

Subject: Certificate of Cost Incurred for Development of SAMRUDDHI HERITAGE for Construction of 1 building(s) ATOE, Wing(s) NA situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. 92/HATHIJAN - 2/--/--HATHIJAN/--/428 + 429 + 430 + 431/B/40 + 48 + 49 + 50/2. Demarcated by its boundaries..

Longitude	Latitude
72.6570625095688	22.946543799911616
72.65700081876146	22.946520335259816
72.65647376469003	22.94574352949053
72.65716498201078	22.945044341506648
72.65789856617636	22.94565442778473
72.6579052716989	22.945691477470127
72.65711804335302	22.946518917801185

Village HATHIJAN taluka Daskroi

District Ahmedabad PIN 382445 admeasuring 12594.0 sq.mts. area being developed by LUNAGARIA BUILDCON

Ref: GujRERA Registration Number NA

Sir,

I/We ROHITKUMAR BHIKHABHAI PRAJAPATI have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 1 Building(s) ATOE, situated on the plot bearing C.N. No./CTS No./Survey no./Final Plot no. 92/HATHIJAN - 2/--/--/HATHIJAN/--/428 + 429 + 430 + 431/B/40 + 48 + 49 + 50/2 Village HATHIJAN taluka Daskroi District Ahmedabad PIN 382445 admeasuring 12594.0 sq.mts. area being developed by LUNAGARIA BUILDCON

1. Following technical professionals are appointed by Owner/Promoter:- LUNAGARIA BUILDCON

(i) M/s./Shri/Smt. Pankti Bhadreshbhai Dholakiya 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. 26,00,00,000.00 (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 3,70,000.00 (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.**25,96,30,000.00** (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	25,00,00,000.00
2	Cost incurred as on Date :30-06-2025	2,20,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	24,97,80,000.00
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	1,00,00,000.00
2	Cost incurred as on Date :30-06-2025	1,50,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	2
4	Balance Cost to be Incurred (Based on Estimated Cost)	98,50,000.00
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	ROHITKUMAR BHIKHABHAI PRAJAPATI
Local Authority licence number	001ERL10022600782
Local Authority licence no. valid till	10-Feb-2026
Date of physical visit to the site	31-Jul-2025
Firm Name	ROHITKUMAR BHIKHABHAI PRAJAPATI
Reason	New Project Registration

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

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