

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 IVAN SMARTSPACES LLP & 302/303, SF B K House, 27/B, Swastik Society, C G Road, Navrangpura.

Subject: Certificate of Cost Incurred for Development of **IVAN ELARA** for Construction of 1 building(s) **A+B+C+D+E**, Wing(s) **NA** situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. **3/SHELA/-/-SHELA/-/76/A,76/B/71/1/2+71/2**. Demarcated by its boundaries..

Longitude	Latitude
72.44521644766645	23.000808790622035
72.44522717650251	23.000137228670216
72.44590309317427	23.00012241476596
72.44589772875624	23.00083841827826

Village **SHELA** taluka **Daskroi**

District **Ahmedabad** PIN **380058** admeasuring **5020.0** sq.mts. area being developed by **IVAN SMARTSPACES LLP**

Ref: GujRERA Registration Number **Applied**

Sir,

I/We **JIGAR CHETANKUMAR PATEL** have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being **1** Building(s) **A+B+C+D+E**, situated on the plot bearing C.N. No/CTS No./Survey no./Final Plot no. **3/SHELA/-/-SHELA/-/76/A,76/B/71/1/2+71/2** Village **SHELA** taluka **Daskroi** District **Ahmedabad** PIN **380058** admeasuring **5020.0** sq.mts. area being developed by **IVAN SMARTSPACES LLP**

1. Following technical professionals are appointed by Owner/Promoter:- **IVAN SMARTSPACES LLP**

- (i) M/s./Shri/Smt. **Mansi Sagar Shah** as Architect/Engineer
- (ii) M/s./Shri/Smt. **ACHAL JITENDRAKUMAR PARIKH** 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 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 **62,00,000.00** (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 Urban Development Authority** (Planning Authority) is estimated at Rs.**69,38,00,000.00** (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;

Table - A

Sr.No.	Particulars	Amount(in Rs.)
1	Total Estimated Cost of the building/wing as on date of Registration is	67,50,00,000.00
2	Cost incurred as on Date :12-11-2025	62,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	1
4	Balance Cost to be Incurred (Based on Estimated Cost)	66,88,00,000.00
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	2,50,00,000.00
2	Cost incurred as on Date :12-11-2025	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	2,50,00,000.00
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	JIGAR CHETANKUMAR PATEL
Local Authority licence number	001ERH18102710686
Local Authority licence no. valid till	18-Oct-2027
Date of physical visit to the site	12-Nov-2025
Firm Name	JIGAR CHETANKUMAR PATEL
Reason	As per Detail

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

ENGINEER