

ENGINEER

KETU MUKUNDKUMAR SHAH (001ERH21092610389)
H-101, DEV RESIDENCY, NEAR VANDEMATARAM FLAT S.G. HIGHWAY, GOTA
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Submitted On: 19-12-2025

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 **ARISTO VENTURES LLP & GROUND FLOOR, TP-36, FP-91 95, SR NO- 209, 212B-2, 214/A, KESAR ALANTA, CHHARODI, Gota.**

Subject: Certificate of Cost Incurred for Development of **ARISTO AVIRA** 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. **212/CHHARODI/98/1/CHHARODI/00330002/216/98**. Demarcated by its boundaries..

Longitude	Latitude
72.54451583831585	23.120746563755286
72.54437636344707	23.12011506855908
72.54507910220897	23.119962127869243
72.54526149242199	23.120628158632353
72.54447828738964	23.120761364388308

Village **CHHARODI** taluka **Ahmedabad City**

District **Ahmedabad** PIN **382170** admeasuring **6193.07** sq.mts. area being developed by **ARISTO VENTURES LLP**

Ref: GujRERA Registration Number **NA**

Sir,

I/We **KETU MUKUNDKUMAR SHAH** 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.

212/CHHARODI/98/1/CHHARODI/00330002/216/98 Village **CHHARODI** taluka **Ahmedabad City** District **Ahmedabad** PIN **382170** admeasuring **6193.07** sq.mts. area being developed by **ARISTO VENTURES LLP**

1. Following technical professionals are appointed by Owner/Promoter:- **ARISTO VENTURES LLP**

(i) M/s./Shri/Smt. **JINESH NAVINCHANDRA DHURV** as Architect/Engineer

(ii) M/s./Shri/Smt. **KETU MUKUNDKUMAR SHAH** 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. **34,75,00,000.00** (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 **78,38,312.00** (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. **33,96,61,688.00** (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	16,00,00,000.00
2	Cost incurred as on Date :03-12-2025	41,80,433.00
3	Work done in Percentage (as Percentage of the estimated cost)	3
4	Balance Cost to be Incurred (Based on Estimated Cost)	15,58,19,567.00
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	7,25,00,000.00
2	Cost incurred as on Date :03-12-2025	18,94,259.00
3	Work done in Percentage (as Percentage of the estimated cost)	3
4	Balance Cost to be Incurred (Based on Estimated Cost)	7,06,05,741.00
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	6,75,00,000.00
2	Cost incurred as on Date :03-12-2025	17,63,620.00
3	Work done in Percentage (as Percentage of the estimated cost)	3
4	Balance Cost to be Incurred (Based on Estimated Cost)	6,57,36,380.00
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	4,75,00,000.00
2	Cost incurred as on Date :03-12-2025	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	4,75,00,000.00
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	KETU MUKUNDKUMAR SHAH
Local Authority licence number	001ERH21092610389
Local Authority licence no. valid till	21-Sep-2026
Date of physical visit to the site	19-Dec-2025
Firm Name	KETU MUKUNDKUMAR SHAH
Reason	Okay

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

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