



FORM-2

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,
Parshwa Akshardham Infra LLP
Bungalow No.1, Gokul Upvan,
B/H Jogni Mata's Temple, Nr. Ring Road,
Zundal, Gandhinagar-382421, Gujarat, India

Date: 20/03/2023

Subject: Certificate of Cost Incurred for Development of “RJ PASHMINA” for Construction of 1 building of the entire phase GujRERA registration No.: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA10580/240822 situated on the Plot bearing Final Plot no. 16/3 /T.P.S. No. 74/ Revenue Survey No. 203/A/3

Demarcated by its boundaries (latitude and longitude of end points)

(Latitude and Longitude: 23.1258, 72.5830) ADJ. F. P. -14 to the South Sabarmati-Kalol Highway Road to the East ADJ. F. P. -11 & F.P.-147 & 149/1 AMC Reservation Plots to the West ADJ. F. P. 147 & 149/1 AMC Reservation Plots to the North of Division Chandkheda-Zundal village Chandkheda Taluka Sabarmati District Ahmedabad PIN 382424 admeasuring 2029 sq. mts. area being developed by Parshwa Akshardham Infra LLP.

Ref: GujRERA Registration Number: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA10580/240822

Sir,

I, Maheshkumar Mangaldas Prabhakar, have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 1 Buildings of the Entire Phase situated on the plot bearing Final Plot no. 16/3 / T.P.S. No. 74 / Revenue Survey No. 203/A/3 of Division Chandkheda-Zundal village Chandkheda Taluka Sabarmati District Ahmedabad PIN 382424 admeasuring 2029 sq. mts. area being developed by Parshwa Akshardham Infra LLP.

Following technical professionals are appointed by Owner/Promoter:- (as applicable)

- (i) Mr. Ronakkumar S. Patel as Architect
- (ii) Shri. Maheshkumar Mangaldas Prabhakar as Structural Consultant
- (iii) Shri Jignesh Panchal as MEP Consultant
- (iv) Shri. Maheshkumar Mangaldas Prabhakar as Quantity Surveyor

MAHESH M. PRABHAKAR
(B.E. CIVIL)
AMC LIC NO.: 001ERH16112610437
60/804, Prakashdeep Appt.,
B/h. Vyas Vadi, Nava Vadaj,
AHMEDABAD-380013.

2. I 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 Mr. Maheshkumar Mangaldas Prabhakar as quantity Surveyor appointed by Developer and the site inspection carried out by us.
3. I estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs. 27,20,00,000/- (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 from the Ahmedabad Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. Based on the site inspection by undersigned on 28/02/2023, the Estimated Cost Incurred till date is calculated at Rs. 5,67,00,000/- (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 of the subject project to obtain Occupation Certificate/Completion Certificate from Ahmedabad Municipal Corporation (Planning Authority) is estimated at Rs. 21,53,00,000/- (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
Building/Wing called A+B

(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 10/06/2022 date of Registration is 24/08/2022	25,40,00,000
2	Cost incurred as on 28/02/2023	5,67,00,000
3	Work done in Percentage (as Percentage of the estimated cost)	22.32%
4	Balance Cost to be Incurred (Based on Estimated Cost)	19,73,00,000
5	Cost Incurred on Additional/Extra Items as on 28/02/2023 not included in the Estimated Cost (Table –C)	0.00



MAHESH M. PRABHAKAR
(B.E. CIVIL)
AMC LIC NO. : 001ERH16112610437
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Table – B

(to be prepared for the entire registered phase of the Real Estate Project)

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 10/06/2022 date of Registration is 24/08/2022	1,80,00,000
2	Cost incurred as on 28/02/2023	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost	1,80,00,000
5	Cost Incurred on Additional/Extra Items as on 28/02/2023 not included in the Estimated Cost (Table –C)	0.00



Yours faithfully,

MAHESH M. PRABHAKAR

(B.E. CIVIL)

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60/804, Prakashdeep Appt.,

B/h. Vyas Vadi, Nava Vadaj,

AHMEDABAD-380013.

Name of Engineer: Maheshkumar Mangaldas Prabhakar

Local Authority License No.: 001ERH16112610437

Licence Valid till Date: 16/11/2026

Table – C

List of Extra/Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)

Sr. No.	Items	Cost
1	N.A.	-
2	N.A.	-