

PRANAV B PATEL

B-601, SURAMYA RESIDENCY, OPP SATYAGRAH BUNGLOWS, NEAR 7 DAY SCHOOL, NIKOL,
AHMEDABAD - 382350

FORM 2

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account –

Date: 03/06/2023

To

The Khushi Reality, 3rd Floor, Sunsquare Building, Visat Gandhinagar Highway, Motera-382424.

Subject: Certificate of Cost Incurred for Development of Saral Sky Suites for Construction of 1 building(s) 0 Wing(s) of the Single phase (GujRERA Registration Number:- PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA05535/120619) situated on the Plot bearing C.N. No./CTS No./Survey no.667/P/Final Plot no.171/1.

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

12 mtr Road to the North F.P.No.171/2 to the South F.P.No.174+175 to the East 24.00 mtr Road to the West of Division T.P.S.No.22(Chandkheda) village Chandkheda taluka Sabarmati District Ahmedabad PIN 382424 admeasuring 3225 sq.mts. area being developed by Khushi Reality.

Ref: GujRERA Registration Number:- PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA05535/120619

Sir,

I/We PRANAV B PATEL have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 1 Building(s)/ 0 Wing(s) of the Single Phase situated on the plot bearing C.N. No/CTS No./Survey no.667/P/Final Plot no.171/1 of Division T.P.S.No.22(Chandkheda) village Chandkheda taluka Sabarmati District Ahmedabad PIN 382424 admeasuring 3225 sq.mts. area being developed by Khushi Reality.

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

- (i) M/s./Shri/Smt. Vijay B Patel as Architect
- (ii) M/s./Shri/Smt. Jigar G. Shah as Structural Consultant
- (iii) M/s./Shri/Smt. Not Applicable as MEP Consultant
- (iv) M/s./Shri/Smt. Dilip R Patel as Quantity Surveyor*

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 Vijay B Patel 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.20,00,00,000/- (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(s) from the AMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. Based on Site Inspection by Undersigned on 31/05/2023 date, The Estimated Cost Incurred till date is calculated at Rs.20,00,00,000/- (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(s) of the subject project to obtain Occupation Certificate/Completion Certificate from AMC (Planning Authority) is estimated at Rs.0/- (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;

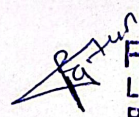

PRANAV B. PATEL
License No. 1114ERH2109261136
B-601, Suramya Residency,
Opp: Satyagrah Bunglows
Nikol, Ahmedabad-382350

Table – A
Building/Wing bearing Number Saral Sky Suites
(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 28/02/2022 date of Registration is	190000000.00
2	Cost incurred as on 31/05/2023	190000000.00
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	0.00

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 28/02/2022 date of Registration is	100000000.00
2	Cost incurred as on 31/05/2023	100000000.00
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	0.00

Yours Faithfully,

PRANAV B. PATEL
License No. 1114ERH2109261136
B-601, Suramya Residency,
Opp: Satyagrah Bunglows
Nikol, Ahmedabad-382350

Name : PRANAV B PATEL
Local Authority Licence No : 1114ERH2109261136
Licence Valid till Date : 21/09/2026

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	<Item 1>	
2	<Insert items here>	